



Roger
Parry
& Partners

Inglenook, Hope Valley, Minsterley,
Shrewsbury, SY5 0JX



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Offers In The Region Of £630,000

Inglenook is a spacious home set in approximately 1.91 acres, nestled in the idyllic surroundings of Hope Valley. The property comprises a main house with an attached annexe, currently used as a holiday let, with the potential of earning in excess of £2000 PCM in income (season dependent). The extremely versatile living accommodation offers the potential to include the annexe within the main property to create one substantial home. The paddock which is approximately 0.83 acre is a wildlife haven, with meadow grass, a brook, and direct access onto local walking routes, through the Hope Valley.





Floor Plan

(not to scale - for identification purposes only)



Total area: approx. 297.3 sq. metres (3200.4 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Inglenook KAD

The main house accommodation briefly comprises an entrance porch, a main hallway, a living/dining room, a newly renovated kitchen breakfast room, a snug, a garden room, a hobby room, a store room, two double bedrooms and two family bathrooms.

The annexe accommodation comprises an entrance porch, entrance hallway, living room, kitchen, garden room, two bedrooms and a family bathroom.

The property has been recently redecorated, including repainting throughout and the installation of new carpets. There is wood framed double glazing throughout the property, oil-fired central heating, and private drainage (septic tank). Twenty-five private solar panels provide an income of approximately £2400 p.a. and three thermal panels, providing hot water during daylight hours. The property benefits from substantial storage spaces including a large loft (not boarded) and a very large, dry storage void underneath the ground floor.

ENTRANCE PORCH

Wood frame with tiled floor.

MAIN HALLWAY

Tiled floor continuing into laminate, two radiators, and loft hatch.

LIVING/DINING ROOM

LIVING AREA 20'6" x 14'8" into bay

Carpet flooring with a large front aspect bay window, two side aspect windows, and three radiators.

DINING AREA 9'6" x 10'9"

Carpet flooring with a side aspect window, and one radiator.

SNUG/BEDROOM 5 18'6" x 11'8"

Carpet flooring with a side aspect bay window, large tiled hearth with an inset multi-fuel burner, one radiator, and glazed double doors into garden room.

GARDEN ROOM 15'8" x 10'1"

0.5 brick built and wooden frame garden room with double doors leading to the garden, and laminate flooring.

KITCHEN 20'4" x 8'11" (max)

The kitchen has recently been installed and comprises painted units with quartz worktops. There is Laminate flooring and an island with a wooden worktop. The oven is brand new and is a Belling with an Aluminium splash back. There is an integral one and a half white Techtomite sink. There is a doorway leading to the patio and views over the garden.

BEDROOM ONE 14'6" x 11'7"

Large double bedroom, carpet flooring, front aspect window, fitted wardrobes, and one radiator.

BEDROOM TWO 10'7" x 10'9"

Double bedroom, carpet flooring, side aspect window, fitted wardrobes, and one radiator.

SHOWER ROOM 7'4" x 8'1"

Tile flooring, fully tiled walls, front aspect frosted window, corner electric shower unit with aquaboard surround, storage unit with integral hand wash basin, w.c. with low-level flush, and a stainless steel heated towel rail.

BATHROOM 5'9" x 9'0"

Vinyl flooring, rear aspect window, fitted bath with an integral mains shower unit, built-in storage with an integral hand wash basin, w.c. with low-level flush, and an airing cupboard containing the hot water tank.

LANDING TO LOWER GROUND FLOOR

Laminate flooring, rear aspect window, one radiator, and stairs to lower ground floor.

STAIRS TO:

PLAY ROOM/HOBBY ROOM Room Height 5'9"

Carpet flooring, rear aspect window, built-in cupboard, and one radiator.

STORE ROOM Room Height 5'9"

Tile flooring, front aspect window, Boiler cupboard with access to a large dry storage area underneath the ground floor.

ANNEXE LIVING SPACE

(For further details on the currently holiday let listing, please contact selling agent).

ENTRANCE PORCH.

0.5 brick built wooden framed porch with a tiled floor.

ENTRANCE HALL

Wooden frame front door with privacy windows, carpet flooring, access to ground floor via stairs with storage beneath, and one radiator.

CLOAKROOM

Linoleum flooring, front aspect frosted window, wall-mounted hand wash basin, and w.c. with low-level flush.

LIVING ROOM 18'5" x 11'10"

Carpet flooring, two rear aspect windows, ornate fireplace with a tiled hearth, sliding patio doors to the garden room, and one radiator.

GARDEN ROOM 7'1" x 11'2"

0.5 brick built wooden frame, single door leading to patio, laminate flooring.

KITCHEN 8'5" x 8'5"

Tile flooring, side aspect window, built-in wall and base units with laminated worktops, integral stainless-steel sink with drainer, space for an electric cooker, dishwasher, washing machine, a low-level fridge, and a separate freezer

STAIRS TO:.**LANDING**

Carpet flooring, front aspect window, airing cupboard, loft hatch, one radiator, and door connecting the main house.

BEDROOM ONE 18'4" x 8'7"

Large double bedroom, carpet flooring, one rear and one side aspect window, and one radiator.

BEDROOM TWO 11'5" x 8'8"

Double bedroom, carpet flooring, a side aspect window, and one radiator.

BATHROOM 11'5" x 6'1"

Vinyl flooring, side aspect frosted window, fitted bath, mains corner shower unit with aquaboard surround, pedestal sink with tiled splashback, w.c. with a low-level flush, and a stainless-steel heated towel rail.

OUTSIDE

The house and annexe are set in approximately 1.08 acres of gardens including a wildlife area with meadow grass and a pond. A timber frame deck, overlooking the brook, is an excellent entertaining area with patio space to the side and front of the annexe. The gardens have been fully fenced to contain dogs. A shared drive (with one other property) leads to the property's two parking areas with ample space for at least eight cars. The parking to the main house comprises a gravelled parking area and a timber frame, two birth carport with an attached workshop space, and a separate garden store. The annexe parking space is also gravelled, with a growing area comprising six large and five small raised beds, and a garden shed. The approximately 0.83 acre paddock includes an area of meadow grass and a private brook. Outside in the paddock a summer house has been built by the waterfall.

LOCATION

Hope valley is an Area of Outstanding Natural Beauty, the village of Minsterley is around 10 minutes drive away, 8 miles South-West of the historical market town of Shrewsbury. The area offers excellent walking routes with direct access into the Shropshire Hills. The property has direct access to the A488 for routes towards Minsterley and Shrewsbury. Nearby Minsterley and Pontesbury offer a range of local amenities including shops, restaurants and schools, with further amenities available in Shrewsbury.

DIRECTIONS:

Directions:

If you are traveling from the direction of Shrewsbury, you will drive through the villages of Hanwood, Pontesbury and Minsterley. Once you're through Minsterley, we are another 8 minutes away (just over 7km). As you get closer to our address, look out for Will Llewellyn Motors and Minsterley Vans. We are a further 900m away. On your right, you should notice a white sign that says 'Inglenook' on the roadside. Turn right off the A488 road and we are the first house.

If your route takes you through Craven Arms and Lydham, our property will be on your left (a sharp turn). It is important that you follow the guidance above as some SATNAVs (if using the postcode) direct you to a set of houses before ours.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

EPC RATING

We understand the property has an EPC Band of D. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water are connected. There is private drainage (septic tank) and oil fired heating. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire,
SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.