



Roger  
Parry  
& Partners

Holmwood House, 7 Callow Lane, Minsterley,  
Shrewsbury, SY5 0DF



**Holmwood House, 7 Callow Lane, Minsterley, Shrewsbury, SY5 0DF**  
**Asking Price £295,000**

A good-sized, detached, modern property occupying a central location within the village but set in unusually generous gardens and grounds. The property requires general modernisation and upgrading throughout with accommodation briefly comprising; entrance porch, entrance hall, through sitting room, dining room, kitchen, utility, and small downstairs shower room. Upstairs the property has three good sized bedrooms (one of which could be split into two single bedrooms if required) and a family shower room. The property has the added benefit of gas heating, double glazing, and good sized, attached, single garage. The highly unusual feature is the size of the gardens and grounds which also have access onto Station Road, together with a large former Shippon (30 feet by 18 feet approximately) which although needs some repair, offers scope to provide a very large workshop/store. The village has a good range of local amenities all of which are within easy walking distance.



uPVC double glazed front door with matching full length side screen to one side, to:

**ENTRANCE PORCH**

7'2" x 2'11" (2.2 x 0.91)

Leading to uPVC panel and glazed front door, leading to:

**ENTRANCE HALL**

10'2" x 9'6" (3.1 x 2.9)

With radiator, Thermo- plastic tiled flooring, power and lighting points, and staircase leading to first floor.

Entrance hall gives access to:

**THROUGH SITTING ROOM**

19'4" x 11'1" (5.9 x 3.38)

With tiled, original fireplace with gas fire inset (not tested), two radiators, three wall light points, central light point, power points, double glazed window to the front with further windows to the side.

**DINING ROOM**

9'2" x 7'6" (2.8 x 2.3)

With radiator, power and lighting points, and double-glazed window to the rear.

**KITCHEN**

13'6" x 7'5" (4.14 x 2.28)

Fitted with range of units comprising stainless steel single drainer sink unit set into laminate worksurfaces extending to two walls sections with range of cupboards and drawers under, built in electric hob (not tested), built in oven (not tested), extensive range of eye level cupboards, radiator, vinyl floor covering, double glazed windows to the front and side, full length broom cupboard set to one corner. Kitchen gives access to:

**UTILITY ROOM**

6'4" x 5'10" (1.95 x 1.79)

With basic, built in sink unit with double eye level cupboard above, vinyl floor covering, uPVC panelled service door and window to the rear.

Utility gives access to:

**SMALL DOWNSTAIRS SHOWER ROOM**

With fitted shower cubicle, WC, and double-glazed opaque glass window to the rear.

From entrance hall, staircase leads to:

**LARGE GALLERY STYLE LANDING**

With access to roof space, radiator, double glazed window to the front, power point, built in linen cupboard with shelving, built in airing cupboard with cylinder and immersion heater (not tested). Landing gives access to bedroom accommodation comprising:

**BEDROOM ONE (FRONT AND REAR)**

19'1" x 7'6" (5.82 x 2.31)

With radiator, power and lighting points, large built-in wardrobe with hanging rail and shelving, double glazed windows to the front and rear. This room could be split into two smaller rooms if required.

**BEDROOM TWO (REAR)**

11'1" x 9'6" (3.38 x 2.92)

With radiator, power and lighting points, built-in double wardrobe with hanging rail and top shelf, double glazed window to the rear.

**BEDROOM THREE (FRONT)**

12'6" x 8'3" max (3.83 x 2.52 max)

With radiator, power and lighting points, built-in double wardrobe with hanging rail and top shelf, double glazed window to the front.

**SHOWER ROOM**

7'8" x 6'8" (2.34 x 2.04)

Fitted with white suite comprising one fully tiled shower cubicle with glazed sliding door and fitted Mira Sport Electric shower unit and built-in seat, pedestal wash basin, low level flush WC, fully tiled to all walls, vinyl floor covering, chrome ladder style radiator, wall mounted electric fan heater (not tested), tiled sill to double glazed opaque glass window to the rear.

**OUTSIDE FRONT**

The property is approached over tarmac driveway leading onto forecourt providing off road parking for a number of cars and giving access to:

**ATTACHED BRICK BUILT GARAGE**

16'9" x 8'0" (5.12 x 2.46)

With up-and-over door, concrete floor, power and lighting points, service door to the side, double glazed window to the rear.

Paved pathway extends across the front of the property giving access to the front porch. Front gardens laid to lawn and enclosed by mature hedging. Pedestrian access down both sides of the property leads to:

**REAR GARDENS**

Laid to lawn with a variety of shrubs and flower beds inset. Further large parcel of ground situated to the rear of the property that extends through to Station Road with a variety of fruit and other trees inset and:

**LARGE BRICK BUILT FORMER SHIPPON**

29'11" x 17'11" (9.14 x 5.48)

Providing potential for large workshop but still has the original stalls. The building does require some repair.

In all, the gardens and grounds extend to approximately 0.41 acres.

**General Notes****TENURE**

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

**SERVICES**

We are advised that mains electric, gas, water and drainage services are connected. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

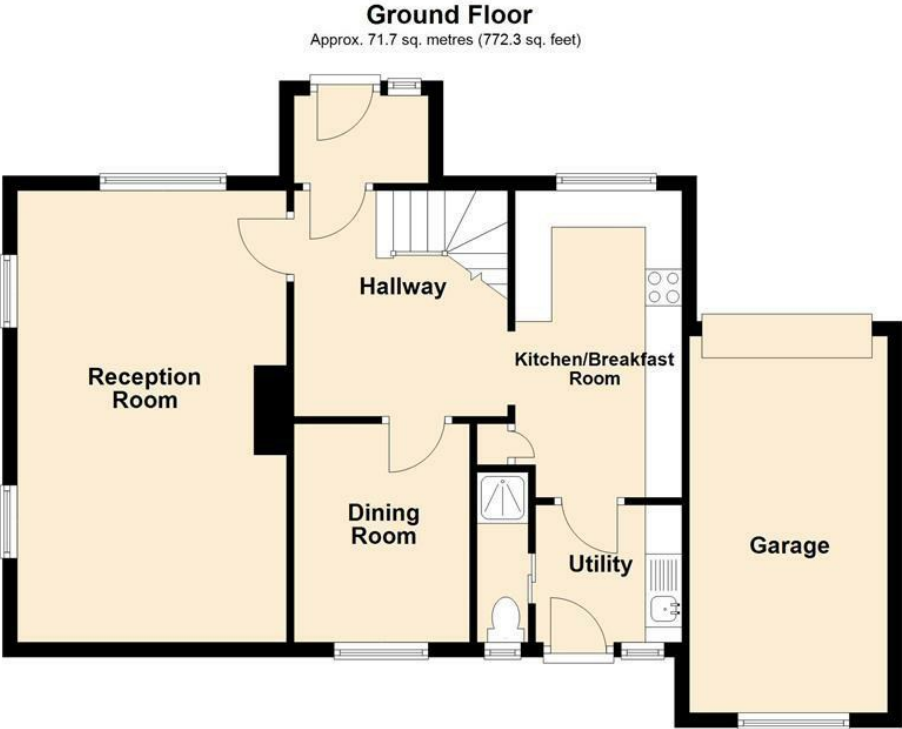
We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

**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.

Floor Plan  
(not to scale - for identification purposes only)



Total area: approx. 127.5 sq. metres (1371.9 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

**General Services:** Mains Gas, Electricity, Water Rated, and Drainage.

**Local Authority:** Shropshire County Council

**Council Tax Band:** D

**EPC Rating:** D

**Tenure:** Freehold

**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.

#### **Directions:**

From Shrewsbury, take the A488 Bishop's Castle Road. Travel through the villages of Hanwood and Pontesbury. On reaching Minsterley, continue into the centre of the village turning left just before the Crown and Spectre Public House on to Callow Lane. Holmwood House is located on the left-hand side indicated by the for sale sign.

#### **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.