



Roger  
Parry  
& Partners

Little Hendre, Melverley

SY10 8PH



**Little Hendre, Meverley, SY10 8PH**  
**Stunning countryside views**

Set in 10 acres, this impressive five-bedroom dormer bungalow has two large paddocks and attractive gardens with picturesque views of the nearby Breidden hills and renowned landmark, Rodney's Pillar. The property is located on the outskirts of Meverley, in attractive countryside between the market towns of Shrewsbury and Welshpool.

The property has been suitably extended to offer over 2,300sqft of living space as well as outbuildings and a recently built detached double garage. With five double bedrooms and four bathrooms, including three ensembles, there is ample room for a large or growing family. The property is finished to a high standard and includes uPVC double glazing and oil-fired central heating. The area is noted for its diverse wildlife and, with its own pond, the property is a haven for local bird species.





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



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.

**ACCOMMODATION COMPRISING:  
(ALL MEASUREMENTS ARE APPROXIMATE)**

Accommodation briefly comprises an entrance hall, sitting room, kitchen/diner with attached utility room, an internal hallway, a dining room/bedroom, three ensuite double bedrooms, a family bathroom and a first-floor bedroom/lounge/hobby room. There is excellent storage including several built-in wardrobes and two large eaves spaces.

**ENTRANCE HALL** Carpet flooring with large glazed front door and side windows, log burner, telephone and broadband point, one radiator

Glazed double doors to sitting room:

**SITTING ROOM** 20' 5" x 14' 9" (6.22m x 4.5m) Carpet flooring with dual aspect windows and sliding double doors to outside gravelled seating area offering pleasant views of Rodney's Pillar, log burner with tiled surround and hearth set in a feature wooden mantle, TV point and two radiators.

Door from entrance hallway to:

**KITCHEN/DINER**

**KITCHEN AREA** 14' 0" x 9' 9" (4.27m x 2.97m) Linoleum flooring and front aspect window with pleasant garden views, fitted base and eye-level units including a large integrated stainless-steel sink with draining area, eye-level oven and grill, small fridge/freezer and dishwasher, one radiator.

Open archway to:

**DINING AREA** 7' 1" x 9' 4" (2.16m x 2.84m) Continued linoleum flooring with dual aspect windows, TV point and one radiator.

Door to:

**UTILITY ROOM** 4' 6" x 10' 1" (1.37m x 3.07m) Continue linoleum flooring with rear door to outside, fitted units to match kitchen with plumbing for appliances and space for a large fridge/freezer, oil-fired Worcester boiler.

Glazed door from the reception hallway leads to:

**INTERNAL HALLWAY** Carpet flooring with understairs storage, a fitted double wardrobe, stair access to first floor.

**DINING ROOM/BEDROOM FOUR** 11' 5" x 13' 4" (3.48m x 4.06m) Carpet flooring with side aspect patio door and picture window to a gravelled seating area with pleasant views of Rodney's Pillar, one radiator.

**CLOAKROOM** Linoleum flooring with w.c., pedestal sink, a frosted internal window, one radiator.

**BEDROOM ONE** 12' 9" x 10' 0" (3.89m x 3.05m) Carpet flooring with a side aspect window, built-in double wardrobe, one radiator.

Door to:

**ENSUITE SHOWER ROOM** Linoleum flooring with a side aspect frosted window, half tiled walls with a corner shower unit, w.c., pedestal sink and one radiator.

**BEDROOM TWO** 13' 3" x 10' 9" (4.04m x 3.28m) Carpet flooring with a side aspect window, built-in double wardrobe, one radiator.

Door to:

**ENSUITE SHOWER ROOM** Tiled flooring with a rear aspect frosted window, half tiled walls with a built-in shower unit, w.c., pedestal sink and one radiator.

**BEDROOM THREE** 13' 3" x 11' 4" (4.04m x 3.45m) Carpet flooring with a side aspect window, built-in double wardrobe, one radiator.

Door to:

**ENSUITE SHOWER ROOM** Tiled flooring with a rear aspect frosted window, half tiled walls with a built-in shower unit, w.c., pedestal sink and one radiator.

Stairs from internal hallway leads to:

**LANDING** Carpet flooring with access to two eaves storage areas with an additional third accessed from the internal hallway.

**BEDROOM FIVE/LOUNGE/HOBBY ROOM** 20' 2" x 14' 10" (6.15m x 4.52m) Carpet flooring with triple aspect windows all with pleasant views, TV point, one radiator.

## OUTBUILDINGS

**DETACHED DOUBLE GARAGE** Concrete floor with pedestrian access and two windows, electrical roller door, motion activated internal lights with external light sensitive security light, attached lockable storage area to the rear.

**DAIRY SHED** Including original features such as troughs, the dairy shed offers extensive storage and could be used as a workshop or possibly could be converted into shelter or stables for livestock. Attached are two storage cupboards and an outside summer room/laundry room.

**OUTSIDE** The property sits in just over an acre of attractive wrap-around gardens that come with a growing area including a greenhouse, several seating areas and a number of mature fruit trees, mature hedging for privacy and gated access to the bordering paddocks. The 5.63 acre paddock includes a large pond and the smaller 3.19 acre paddock grows sweet grass, ideal for hay, silage and grazing. A long private drive separates the two paddocks and leads to a large parking area with turning space. There is gated road access to both paddocks.

**LOCATION** The property is located on the outskirts of Melverly, a rural Shropshire village near the Welsh border. The area is noted for its spectacular country walks and bridleways, including the renowned Rodney's Pillar, a local landmark with breath-taking views. The property is within a short drive of several excellent public houses and is equidistant between the towns of Shrewsbury and Welshpool. From Shrewsbury, the A5 allows access to the M54 and other major motorway networks.

## EPC RATING: D

For a full copy of the Energy Performance Certificate please contact agents.







**General Services:** Oil-fired central heating and hot water,

Mains Electricity, Mains Water, Private Drainage—Septic Tank

**Local Authority:** Shropshire

**Council Tax Band:** C

**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 A458 West, sign posted Welshpool, and after the village of Ford take a right hand turn, after The Smokehouse pub, onto the B4394 signposted towards Crew green and Four Crosses. Continue through the villages of Alberbury and Coedway into the village of Crew Green. Take the first right hand turn, signposted Meverley, and continue on this lane for roughly two miles taking the first left hand turn. The property is the first on the right.

**What3Words:///studio.proves.property**

## Viewing arrangements

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

Please contact our Bicton Office:

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