





Nidd Cottage, Snailbeach, Shrewsbury, SY5 0LR
Offers Around £325,000

A spacious and versatile three bedroom semi-detached dormer property occupying a lovely rural position. The property has a superb view to the front towards Long Mountain and includes oil central heating and triple glazing, comprising; Entrance hall, living room, dining room, sitting room/bedroom three, conservatory, kitchen/breakfast room, ground floor shower room, first floor two excellent bedrooms and bathroom. Outside, there is ample off street parking for a number of vehicles and caravan if required, sun terrace and attractive gardens with a vegetable patch, greenhouse, seating area with a pretty stream and far reaching open views.

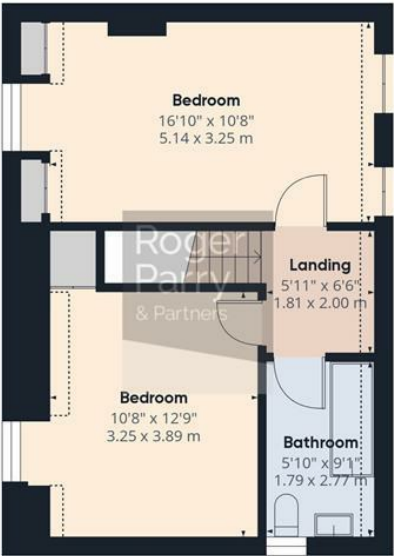




Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

1139.15 ft²
105.83 m²

Reduced headroom

27.74 ft²
2.57 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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The property occupies a truly enviable semi rural location set amid this area of natural outstanding beauty with stunning walks and bridle paths on the door step. Snailbeach itself has an active Village Hall with Schools at nearby Norbury and Minsterley and an excellent local Public House/Eatery in the adjoining Stiperstones village. The neighbouring villages of Minsterley and Pontesbury boast excellent amenities including Doctors, Supermarkets, Schools, Churches etc. There is a regular bus service to the Town Centre and ease of access to the A5/M54 motorway network, the County Town and Bishops Castle.

Entrance Hall

With radiator and two deep downstairs storage cupboards.

Kitchen

With range of wooden style fronted units comprising: 1 1/2 sink drainer unit set into laminate worksurface, with range of cupboards and drawers under, built in double oven with electric hob and extractor hood over and tiled splash above, range of matching eye level cupboards. Space for fridge freezer and dishwasher. Tiled flooring and radiator. Housing Oil central heating boiler (replaced with a Worcester combination boiler in 2024). Door leading to outside. Open access into;

Dining Room

With sliding patio doors to rear garden, radiator.

Living Room

With window to front, wooden fire surround housing multi fuel burner set on a slate effect tiled hearth, twin folding doors opening into;

Sitting Room/ Bedroom Three

With radiator and French doors to

Conservatory

Fully glazed uPVC conservatory, French doors into rear garden.

Shower Room

Fitted with low flush Wc, wash hand basin set into vanity unit and shower unit housing electric shower with glass surround and door. Window to rear, fully tiled walls and heated towel rail.

Stairs rise from Entrance Hall to First floor landing with Velux window

Bedroom

With window to front with stunning far reaching open views, radiator, storage cupboard over stairs and into eaves.

Bedroom

With window to front with stunning far reaching open views, radiator, storage cupboard over stairs and into eaves. Further Velux window.

Bathroom

Fitted with a panelled bath, wash hand basin and low flush Wc. Window to side, tiled surround and radiator.

Outside

To the front of the property there is a large tarmac driveway providing ample parking, flanked with lawn areas to the side. Adjacent to the front of the property there is a vegetable patch, greenhouse and gate leading to enclosed garden area with a stream and bordered to the other side by open fields. There is also further parking suitable for two cars and a caravan. To the side of the property, there is a lovely covered seating area (which was the carport) leading to a good sized garden store. To the rear, there is an easy to maintain enclosed courtyard garden.

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, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 6 Mbps & Superfast 72 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C. 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.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



General Services:**Local Authority:** Shropshire Council**Council Tax Band:** C**EPC Rating:** E**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 Bishops Castle Road passing through the villages of Hanwood and Pontesbury. In the Village of Minsterley take the first exit off the island and shortly after leaving the village turn left signposted Snailbeach and Stiperstones. Follow the road into the village and on entering you will see the 30 MPH signs with a turning directly opposite the Church onto the farm track lane. Continue down this lane for a short distance where Nidd Cottage will be found on the left hand side.

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

**Roger
Parry**
& Partners



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.