





Ferry Fields Shrawardine, Shrewsbury, SY4 1AJ
Offers In The Region Of £565,000

A rare opportunity to purchase a property in the lovely village of Shawardine. Situated in quiet secluded location but within a few minutes' drive of Shrewsbury. Ferry Fields has the added benefit of a paddock and range of purpose built stables and small stable yard.

The property itself consists of a detached bungalow offering spacious and well-proportioned rooms, briefly consisting of entrance porch, entrance hall, lovely sitting room, large kitchen/dining room, utility, WC/cloakroom, and side porch. Inner hallway gives access to three double bedrooms all with built in wardrobes and a family bathroom. The property has the added advantage of an attached double garage, oil heating and uPVC double glazing throughout. Good sized well maintained gardens enjoy lovely outlooks over surrounding countryside with the Breidden Hill set in the distance. The property has a range of purpose built timber stable blocks consisting of three stables, one foaling stable and a tack room. In all the property sits in gardens and paddocks extending to approximately 2.04 acres or thereabouts.





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



Accommodation comprising:

Recessed entrance porch with lighting point leads to:

Entrance Hall

With central light point, double power point door to:

Living Room

19 x 13'10 (5.79m x 4.22m)

With propane gas coal effect fire set to brick built fireplace with raised hearth with an alcove set to one side, two radiators, central light point, coving to ceiling. ample power points, TV aerial socket, large uPVC double glazed bay window overlooking gardens with lovely views over surrounding countryside towards The Breidden Hills. Further double French doors leading out onto decking area and gardens to the rear.

From entrance hall door to:

Kitchen/ Breakfast Room

19 x 12'2 (5.79m x 3.71m)

With range of shaker style units comprising stainless steel single drainer sink unit set into marble effect laminate work surfaces extending to two wall sections with range of cupboards and drawers under and double eye level cupboards above. Space for cooker with propane gas cooker point and stainless steel extractor hood above. Further range of matching work surfaces to adjacent wall with range of base units with tiled splash and eye-level cupboards above, ceramic tiled flooring, space for upright fridge/freezer, radiator, two central light points, ample power points double doors to built-in full length pantry with shelving. Large uPVC double glazed window to the side overlooking gardens with glorious views over surrounding countryside, further double glazed window overlooking front courtyard.

Utility Room

With stainless steel sink unit with marble effect work surface alongside and base unit under Space and plumbing set for automatic washing machine and tumble dryer tiled flooring, radiator, central light point, power point, uPVC double glazed window and matching service door leading to the front. Further uPVC double glazed and panel service door leading to:

Side Porch

6'7 x 9'6 (2.01m x 2.90m)

Giving access to side gardens.

From utility door to:

Cloakroom/ WC

With WC, cloaks rack, lighting point, window to the side, and tiled flooring.

From entrance hall archway through to:

Inner Hallway

With lighting point, radiator, door to built-in linen cupboard with cylinder, immersion heater and shelving above, access to roof space.

Inner hallway gives access to bedroom accommodation comprising:

Bedroom One

14'6 x 10'11 (4.42m x 3.33m)

With radiator, power and lighting points, built-in double wardrobe with sliding doors with hanging rails and top shelf and further storage cupboard above. uPVC double glazed window overlooking gardens to the rear.

Bedroom Two

10'9 x 11'2 (3.28m x 3.40m)

With radiator, power and lighting points, double built-in wardrobe with sliding doors providing hanging space and shelving with further cupboards above. uPVC double glazed window to the front.

Bedroom Three

9'9 x 10'11 (2.97m x 3.33m)

With radiator, power and lighting points, built-in double wardrobe providing hanging space and shelving with storage cupboards above. uPVC double glazed window overlooking rear gardens.

Family Bathroom

With a white suite consisting of a bath, wash basin and w/c with an opaque UPVC to the front.

Attached Double Garage

18'4 x 16'2 (5.59m x 4.93m)

From utility service door to:

With double electrically operated roller door, concrete floor, power and lighting points, oil fired boiler supplying domestic hot water and central heating. windows to the rear and side.

Outside Front

The property is approached through five bar wooden gate onto tarmac driveway with large lawn set to one side leading up onto large tarmac parking and turning area giving access to the garage. Pedestrian access situated to both sides. The property leads round to the gardens through wooden security gates.

Gardens

These are situated to the rear and side of the property. From French doors of sitting room out on to raised wooden decking area with extensive lawns extending further with paved patio alongside. Paved pathway extends across the rear and down the side of the property giving access to side porch. Further large gravel patio area situated to the side of the property with a variety of shrubs in set Gardens run to a generous size and are enclosed by variety of mature hedging and wooden wicker style fencing. The gardens enjoy lovely rural outlooks over surrounding countryside with views of The Breidden Hills in the distance. Paved pathway extends through the gardens giving access to Purpose built stable block, stable yard, and paddocks.

Purpose Built Timber Stable Block

Consists of two blocks with central concreted yard consisting of three stables, one foaling stable and tack room. Water and electric is connected to the buildings with enclosed chicken run set to one side. From stable yard, five bar wooden gate gives access to adjoining to paddocks, one of which enjoys fantastic views over open countryside. The smaller paddock which runs to the rear of the gardens has access to unadopted lane which in turn gives vehicular access to the centre of the village. In all the gardens and paddocks extended in total to approximately 2.04 acres or thereabouts.

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 and water services are connected. We understand the Broadband Download Speed is: Basic 2 Mbps & Superfast 80 Mbps. Mobile Service: Limited/ None. 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 E. We would recommend this is confirmed during pre-contract enquiries.

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.



Local Authority: Shropshire County Council

Council Tax Band: E

EPC Rating: F

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 A5 Oswestry Road, continue over the river bridge and then take the next turning left signposted Shawardine. Continue into the centre of the village past the church and follow the road to the bottom of the band. The driveway for Ferry Field is situated 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 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.