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Estate Agents

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Polesgate Cottage, Pontesbury Hill, Pontesbury, Shrewsbury, Shropshire, SY5 0YL

£650,000

This unique instantly appealing 4 bedroom detached country cottage stands in large gardens and enjoys immense character. The accommodation provides: Entrance Hall, WC, Impressive 21' x 14'6 Living Room With Multi Fuel Stove, Sitting Room With Stove, Dining Room, Kitchen/Breakfast Room, Utility Room. Large Main Bedroom With Attractive En-suite Shower Room, 3 Further Bedrooms, Main Bathroom, GCH, DG. Extensive Beautiful Gardens, Double Garage, Workshop/Store. Glorious Views. We Consider Viewing To Be Essential.



Polesgate Cottage, Pontesbury Hill, Pontesbury, Shrewsbury, Shropshire, SY5 0YL

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed entrance door and windows overlooking garden.

Entrance Hall

Quarry tile flooring, radiator.

Cloakroom/WC

Fitted with corner wash basin and WC, tiled flooring.

Kitchen/Breakfast Room 11' 5" x 10' 9" (3.48m x 3.27m)

Attractively fitted with contemporary cream fronted units, wood effect laminated work tops, inset Belfast style glazed 1 1/2 bowl sink unit, matching breakfast bar, integrated under counter fridge, dishwasher, electric oven, 4 ring gas hob with glass splash back and filter hood above, double glazed window enjoying fine open views, radiator, ceramic tile flooring, down lights, double glazed window overlooking main garden.

Living Room 21' 0" x 14' 6" (6.40m x 4.42m)

A beautiful room with ceiling timbers, inglenook fireplace with exposed brickwork and multi fuel 5kw cast iron, glass fronted stove set to stone hearth, 2 double radiators, 2 large double glazed window, porthole window and double glazed French doors opening onto extensive garden.

Inner Hall

Double radiator, staircase case leads to split-level First Floor Landing.

Sitting Room 14' 10" x 11' 0" (4.52m x 3.35m)

Recessed fireplace with exposed brick work and tiled hearth, cast iron glass fronted wood burner inset, double radiator, recessed book/display shelving, exposed ceiling timbers, double glazed side window and French doors leading onto garden and enjoying open views.

Dining Room 11' 9" x 11' 8" (3.58m x 3.55m)

Exposed stonework feature to one wall, double radiator, dual aspect double glazed windows, exposed ceiling timbers.

Large Store Room

Worcester Bosch central heating boiler.

Utility Room 10' 10" x 7' 6" (3.30m x 2.28m)

Generous Utility with good range of units, laminated work top with inset sink unit, double glazed side window and door to the rear.

Split-Level First Floor Landing.

Double radiator, built in airing cupboard, door to further Landing.

Second Landing Area

Double glazed window with fine uninterrupted views.

Bedroom 1 21' 0" x 14' 5" (6.40m x 4.39m)

A large room with excellent range of fitted bedroom furniture including wardrobes, drawers and dressing table. 2 radiators, 3 double glazed windows enjoying open aspects.

En Suite Shower Room 10' 3" x 5' 11" (3.12m x 1.80m)

Large En Suite with excellent large shower cubicle with tiled walls, low profile tray and screen, wash basin WC, tiled flooring, heated towel rail, double glazed window.

Bedroom 2 12' 0" x 11' 9" (3.65m x 3.58m)

Double radiator, dual aspect double glazed windows.

Bedroom 3 13' 7" x 11' 7" (4.14m x 3.53m)

Double radiator, range of fitted wardrobes, double glazed window enjoying glorious open views.

Bedroom 4 8' 10" x 7' 1" (2.69m x 2.16m)

Double glazed window overlooking main garden.

Bathroom

Fitted with contemporary white suite including bath with Triton shower unit over, large wash basin with cupboards and drawers beneath, WC, tiled walls and flooring, heated towel rail, double glazed skylight

Outside

The property is approached over an extensive gravel driveway through double gates, opening to provide excellent parking and turning and access to Garage.

Garage 19' 6" x 17' 7" (5.94m x 5.36m)

Twin up and over doors, power and lighting points, double glazed window and personal door to the rear.

Garden

The property has gardens to both sides. The larger area is predominantly laid to lawn with orchard area and selection of shrubs and trees dotted around. Large paved sun terrace and enclosed by mature hedging. The second area is approached onto a paved patio with large stone and block built Workshop/Store to one side. The garden beyond is laid to lawn with deep shrub bed to one side and enclosed by hedging and picket fencing. Log Store, external lighting and cold water tap.

Council Tax Band F

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																			
Polesgate Cottage Polesgate Portsmouth Shireburn S10 1PL		Energy rating D	Valid until: 3 December 2034 Certificate number: 9130-2354-6020-2904-6845																																
Property type		Detached house																																	
Total floor area		193 square metres																																	
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																			
Energy rating and score This property's energy rating is D. It has the potential to be B. See how to improve this property's energy efficiency.																																			
The graph shows this property's current and potential energy rating.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60																																	
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FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage