



**Zaza Johnson & Bath**  
Estate Agents

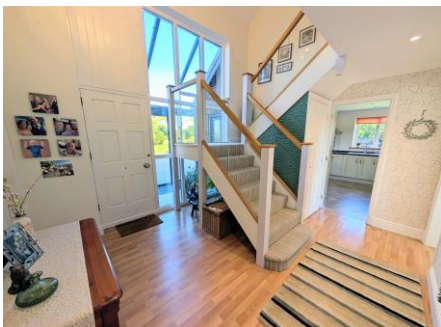
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## **Richmond House, The Hollow, Harmer Hill, Shrewsbury, Shropshire, SY4 3BZ**

**£600,000**

Nestled in the heart of the peaceful village of Harmer Hill, Richmond House offers an exceptional opportunity to acquire a spacious and versatile five-bedroom detached family home set on a generous and private plot. This superb property combines rural charm with modern practicality—perfect for family living and multigenerational needs. The property also benefits from a self-contained one-bedroom studio apartment situated above the garage, perfect for guests, older children, home office use, or potential rental income.



## Richmond House, The Hollow, Harmer Hill, Shrewsbury, Shropshire, SY4 3BZ

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 composite entrance door with side windows.

### Glazed Entrance Porch 5' 6" x 11' 6" (1.68m x 3.50m)

A wonderful entrance to the house with tile-effect vinyl flooring, double-glazed windows, door to Kitchen and door to

### Entrance Hall 10' 6" x 12' 7" (3.20m x 3.83m)

A lovely, light, spacious area features wood-effect laminated flooring, a radiator, and a carpeted oak frame staircase with glass panels, leading to a galleried First-Floor landing, an under-stairs cupboard, and a storage area.

### Living Room 14' 11" x 11' 10" (4.54m x 3.60m)

uPVC French doors lead onto a beautiful front garden, double doors to Dining Room, steps lead to a further Living Room area, radiator, double-glazed windows to the front and side, recessed fireplace with oak mantle and slate hearth with 5kw wood burner inset.

### Dining Room 13' 5" x 11' 3" (4.09m x 3.43m)

Wood effect laminate flooring, wooden double-glazed windows to the front and side, radiator, serving hatch to Kitchen.

### Kitchen 16' 5" x 11' 3" (5.00m x 3.43m)

Attractively fitted with cream fronted units with granite worktops, 1 1/2 bowl composite sink unit, integrated dishwasher, electric oven and 4 ring hob with filter hood above, wooden double-glazed windows, 2 to the side and 1 to the rear, tiled flooring with under-floor heating.

### Study 11' 10" x 9' 9" (3.60m x 2.97m)

Carpet, radiator, wooden double-glazed window to the side.

### Utility Room 8' 9" x 11' 10" (2.66m x 3.60m)

Tile effect vinyl flooring, kitchen units with laminate worktop, composite sink unit, radiator, plumbing for washing machine, wooden double-glazed window to the rear.

### Cloakroom/WC 5' 0" x 2' 9" (1.52m x 0.84m)

Fitted with wash basin set to vanity unit with cupboard beneath, WC, extractor fan, tile effect vinyl flooring.

### First Floor Galleried Landing 19' 4" x 3' 3" (5.89m x 0.99m)

Access to loft space, radiator, oak handrails and lovely views over the garden.

### Master Bedroom 11' 3" x 13' 5" (3.43m x 4.09m)

Carpet, radiator, wooden double-glazed windows to the front and side, 2 built-in double wardrobes with overhead storage.

### Bedroom 2 11' 2" x 12' 7" (3.40m x 3.83m)

Carpet, radiator, wooden double-glazed window to the front, built-in wardrobe.

### Bedroom 3 11' 9" x 11' 10" (3.58m x 3.60m)

Carpet, radiator, wooden double-glazed window to the side, useful eaves storage space.

### Bedroom 4 10' 9" x 8' 7" (3.27m x 2.61m)

Carpet, radiator, double and single built-in wardrobes, wooden double-glazed window to the side.

### Bathroom 11' 8" x 5' 11" (3.55m x 1.80m)

Fitted with white 3-piece suite including bath, WC, wash basin set to vanity unit with storage beneath, tiled flooring, wooden double-glazed window to the rear, radiator, chrome towel radiator, extractor fan.

### Shower Room 11' 2" x 9' 7" (3.40m x 2.92m)

Fitted with 3-piece suite, including large shower cubicle with mixer shower, aqua boarding glazed screen, wood effect laminate flooring, corner vanity unit with wash basin and storage and laminate mantle, WC, double-glazed window to the side, built-in double airing cupboard with sliding doors housing hot water cylinder.

### Garage 17' 11" x 13' 1" (5.46m x 3.98m)

The garage has been separated to provide a single garage with further storage, built-in shelving, window to the side.

### Workshop 17' 11" x 7' 9" (5.46m x 2.36m)

With separate WC and wash basin.

### First Floor Studio

A self-contained studio with Living Room/Kitchen Area, Bedroom and Shower Room. There is a gas heating system with radiators.

### Kitchen/Living Room 11' 10" x 10' 11" (3.60m x 3.32m)

### Bedroom 9' 9" x 6' 11" (2.97m x 2.11m)

### Shower Room 7' 9" x 11' 10" (2.36m x 3.60m)

### Gardens

A beautiful feature of the property. Sitting on a large plot with well-maintained wrap-around gardens. To the side is a vegetable garden, and large lawns sweep around to the front. The garden is enclosed by fencing, hedging and original sandstone wall, providing great privacy. There is a large Tarmac drive with shrub borders, trees and high hedging, leading around to the Garage and main entrance. From the French doors in the Living Room, access onto a stone/concrete patio with gravel bed, perfect for outdoor dining. To the rear of the property is ample parking, a further lawn with shrub beds and pond. There is a timber garden room with pitched tile roof.

### Potting Shed

A super extension behind the garage, wooden glazed potting shed/greenhouse.

### Agent' Note

The heating system in the main property has been upgraded to an air source heat pump with additional solar panels. The Studio has gas central heating.

### 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)                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                                                                                                                                                                                                                                                                                                           |                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Richmond House<br>The Hollow<br>Harmer Hill<br>SHREWSBURY<br>SY4 3QZ                                                                                                                                                                                                                                                                                                                                                                     |  | Energy rating<br><b>A</b>                                                                                                                                                                                                                                                                                                                 | Valid until: 8 October 2035<br>Certificate number: 6335-1420-0509-0538-5206 |
| Property type                                                                                                                                                                                                                                                                                                                                                                                                                            |  | Detached house                                                                                                                                                                                                                                                                                                                            |                                                                             |
| Total floor area                                                                                                                                                                                                                                                                                                                                                                                                                         |  | 189 square metres                                                                                                                                                                                                                                                                                                                         |                                                                             |
| <b>Rules on letting this property</b><br>Properties can be let if they have an energy rating from A to E.<br>You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</a> . |  |                                                                                                                                                                                                                                                                                                                                           |                                                                             |
| <b>Energy rating and score</b><br>This property's energy rating is A. It has the potential to be A.<br><a href="#">See how to improve this property's energy efficiency.</a>                                                                                                                                                                                                                                                             |  | The graph shows this property's current and potential energy rating.<br><b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.<br>For properties in England and Wales:<br>the average energy rating is D<br>the average energy score is 60 |                                                                             |





### **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**