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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, built in 1980 and remained with the current owners since then. 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.



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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.

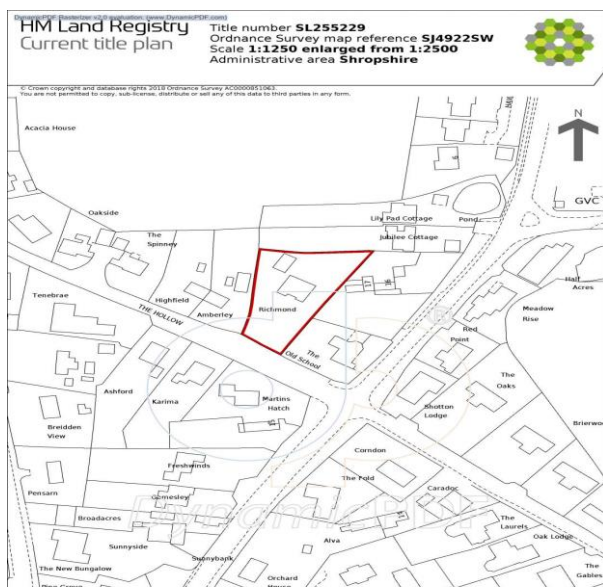
Council Tax Band F

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



This is a copy of the title plan on 26 SEP 2025 at 10:08:38. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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DynamicPDF: Rasterizer v2.0 evaluation (www.DynamicPDF.com)

Energy performance certificate (EPC)

Richmond House The Hollow Harmer Hill SHREWSBURY SY4 3BZ	Energy rating A	Valid until: 8 October 2035 Certificate number: 6335-1420-0509-0638-5206
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Property type	Detached house
Total floor area	189 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) (<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 A. It has the potential to be A.

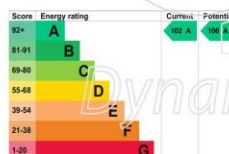
[See how to improve this property's energy efficiency.](#)

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





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.

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