

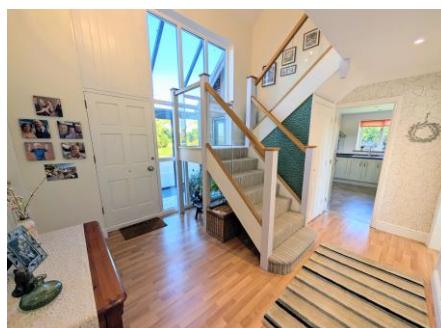
41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: [www.zjandb.com](http://www.zjandb.com) ■ Email: [info@zjandb.com](mailto:info@zjandb.com)



## **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 Tarmacadam 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's 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**

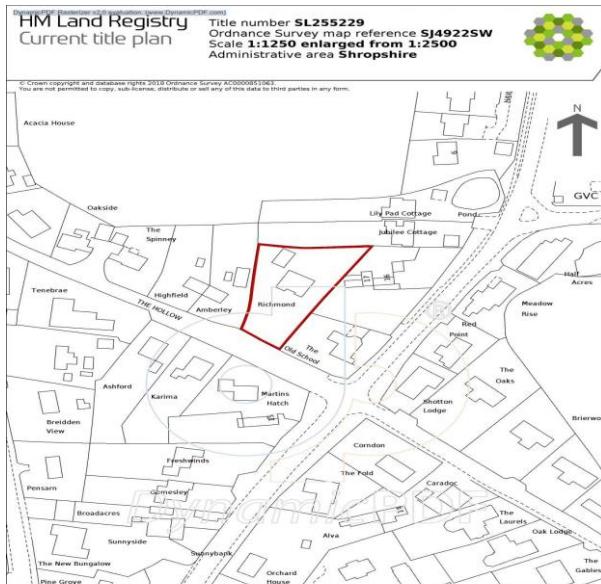
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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



Richmond House, The Hollow, Harmer Hill, Shrewsbury

## FLOOR PLANS FOR GUIDANCE ONLY



DynamicPDF-Reader v2.0 evaluation: www.DynamicPDF.com

### Energy performance certificate (EPC)

Richmond House The Hollow Harmer Hill SHREWSBURY SY4 3EJ	Energy rating <b>A</b>	Valid until: 8 October 2035
Certificate number: 6335-1420-0509-0638-5206		

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.

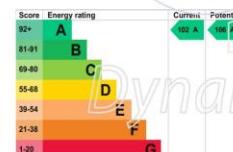
[See how to improve this property's energy efficiency.](#)

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



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