



**Cartland House, 5 Yell Bank, Montford Bridge, Shrewsbury, SY4 1FB**

5 bedroom detached house—£599,995 Freehold

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sales@cgpooks.co.uk

## **STUNNING CONTEMPORARY HOME SET IN SOUTH FACING PLOT WITH RIVER VIEWS**

**A truly impressive home, perfect for a growing family, those who love to entertain or who just love the feeling of light and space. Set in a fabulous south facing plot being greatly elevated from the Severn from where there are beautiful views along the meandering River across to the Shropshire Hills.**

- This stunning family home has been recently constructed to a high standard of specification and must be viewed to be fully appreciated. Cartland House commands an enviable position overlooking the River Severn and Shropshire Hills. The well planned rooms are all of an excellent proportion which includes impressive reception hall, light and spacious with cloakroom, through lounge with log burner, study/family room, fabulous open plan living/dining/kitchen which is fitted with a contemporary range of units and fully integrated appliances and complimentary utility room. On the first floor is a galleried landing off which leads the principal bedroom with en-suite, guest bedroom with en-suite and 3 further bedrooms and family bathroom. The ground floor and all bathrooms benefit from underfloor heating. Double garage and parking. Viewing Essential.
- The garden is a lovely feature of the property being laid to extensive stone paved terrace, perfect for outdoor dining and large garden area which is laid to lawn. Raised sleeper beds with well stocked flower and shrub beds, totally south facing to enjoy the best of the weather and to take advantage of the evening sun sets.
- Finished to an exceptional standard of specification including gas central heating (under floor throughout the ground floor) high energy insulation, triple glazing, fabulous Nolte contemporary kitchen which is fully integrated with all appliances, sleek sanitaryware with complimentary tiling from the stunning Porcelenosa range. Viewing Essential.
- Situation - Occupying an enviable position in this popular and sought after village on the edge of the County town. Set in a commanding south facing position with elevated river views along the Severn and uninterrupted views over adjoining countryside and Shropshire Hills. Within the village is a restaurant/public house and fabulous walks. There is a bus providing access to the nearby Corbet School at Baschurch with a primary school in the adjoining village of Bicton.
- There are an excellent range of facilities at Bicton Heath within 3 miles, including supermarket, general stores and takeaways and the County town and A5/M54 motorway network are within easy reach.

Cooper Green Pooks

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**Reception Hall** - 4.2 × 4.2 (13'9" x 13'9") - Naturally well lit from double opening entrance doors with full length side screens and feature full height ceiling. Oak floor with under floor heating and two useful storage cupboards.

**Cloakroom** - with suite comprising WC and wash hand basin set into vanity unit. Complimentary tiled surrounds and oak floor with under floor heating.

**Lounge** - 8.6 x 4(28'2" x 13'1") - An impressive, well lit through room from window to the front, side and feature full width bi-fold doors opening onto the rear garden and sun terrace. Inglenook style fireplace housing cast iron log burner, media plates. Oak floor throughout with underfloor heating.

**Family Room/Office** - 4 x 2.8 (13'1" x 9'2") - an excellent multi functional room, perfect for those who are now home working. Well lit from windows to the front and side, oak boarded floor with under floor heating.

**Open Plan Living/Dining/Kitchen** - 4.2 x 3.8 plus 4.1 x 3.5 (13'9" x 12'5" plus 13' - The hub of the home - an impressive open plan space for today's modern living with, bi-fold doors opening onto the rear garden and sun terrace.. The kitchen is beautifully and comprehensively fitted with a range contemporary neutral tone units from the fabulous Nolte company comprising of cupboards and drawers with inset Franke one and half bowl sink set into quartz work surfaces. Inset induction hob unit with extractor hood over and pan drawers beneath, integrated dishwasher and peninsular breakfast divide. Additional bank of tall units housing large fridge, freezer, double oven, grill, warming drawer with storage above and below. The units are all finished with LED mood changing lighting. Window with views over the garden, recessed ceiling lights and tiled floor throughout.

**Utility Room** - 2.5 × 2.1 (8'2" x 6'10") - With range of units to compliment the kitchen and having space for washing machine and tumble dryer with storage unit. Continuation of tiled flooring, door to rear garden. Storage housing heating system and underfloor heating manifolds.

**First Floor Galleried Landing** - An impressive landing which creates additional space for a study, reading or music area, feature window to the fore, access to roof space and airing cupboard.

**Principal Bedroom** - 4.2 × 3.8 (13'9" x 12'5") - A beautiful well lit room with a feature window with door opening to Juliette style glass balcony providing outstanding views over the garden, River Severn and countryside beyond to the Shropshire Hills, Impressive full height ceiling, walk in wardrobe, media points, radiator.

**En-Suite** - 2.5 × 1.3 (8'2" x 4'3") - with suite comprising large shower cubicle with direct mixer shower unit, wash hand basin set into vanity unit with back lit mirror over and WC suite. LED mood lit mirror, tiled walls and floor from the beautiful Porcelenosa range. Heated towel rail/radiator and under floor heating.

**Guest Bedroom** - 4. x 3.6 (13'1" x 11'9") - with window overlooking the front, radiator, built in wardrobe, radiator.

**En-Suite** - 2.9 × 1.25 (9'6" x 4'1") - with suite comprising large shower cubicle with direct mixer shower, wash hand basin set into vanity unit and WC suite. Complimentary tiled surrounds again from the stunning Porcelenosa range, heated towel rail. LED mood lit mirror.

**Bedroom 3** - 4 x 3.5 (13'1" x 11'5") - with window overlooking the rear with views as the principal bedroom along the River and Shropshire Hills beyond.

**Bedroom 4** - 4 x 2.5 (13'1" x 8'2") - with window to the front overlooking courtyard, radiator.

**Bedroom 5** - 3.5 x 2.6 (11'5" x 8'6") - with window to the rear, again with lovely aspect along the River and Shropshire Hills beyond. Radiator.

**Family Bathroom** - 2.9 × 2.35 (9'6" x 7'8") - Beautifully appointed with contemporary suite comprising free standing bath with water fall tap, fully tiled shower cubicle with direct mixer shower unit, wash hand basin set into vanity unit with mood lit mirror, WC suite. Complimentary Porcelenosa tiling, heated towel rail and under floor heating.

**Outside** - The property occupies an enviable position in this select courtyard of just 7 stunning homes - set within a lovely plot.

Block paved driveway and parking. Double garage with electrically operated up and over door, power and lighting.

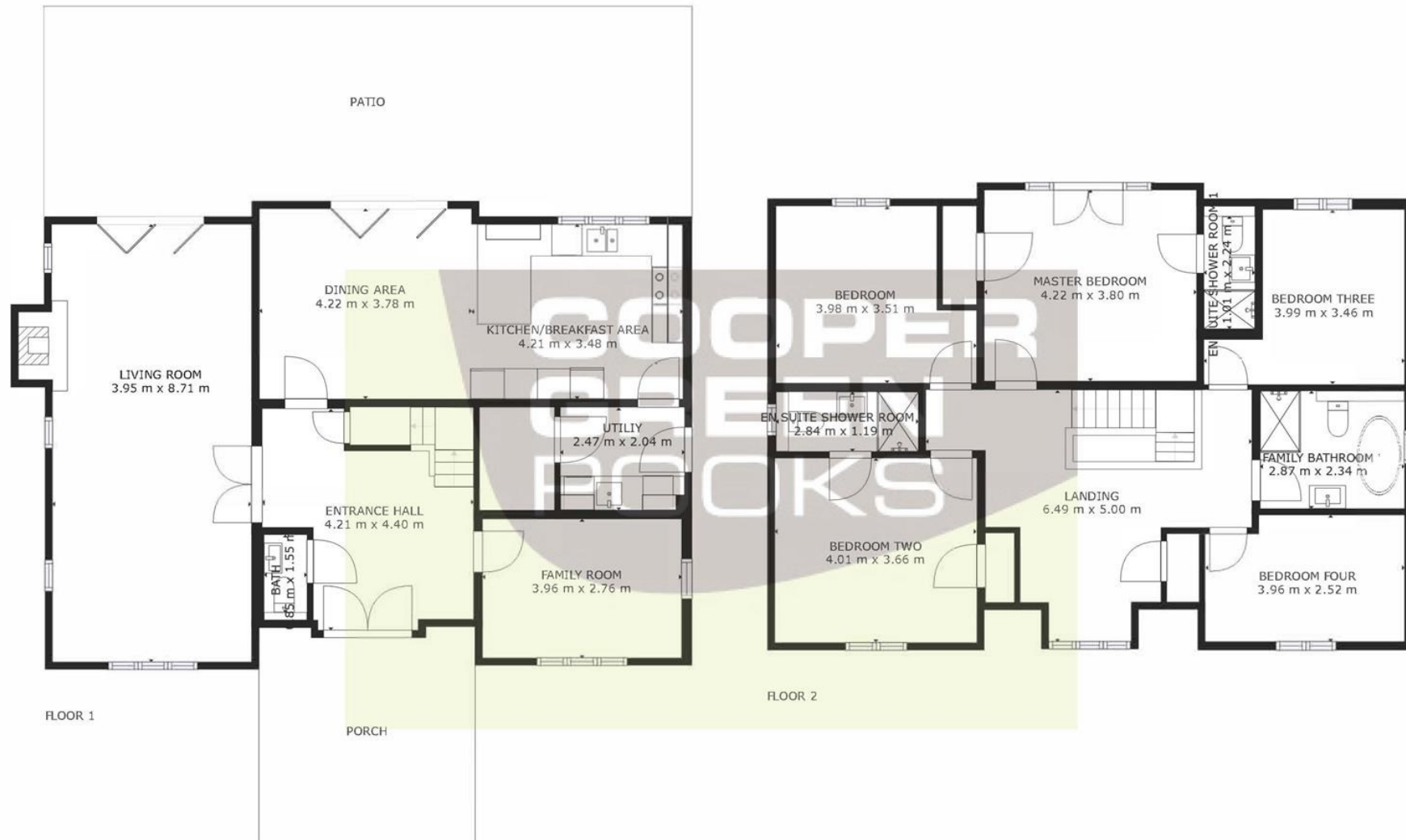
The rear garden is a particular feature of the property being totally south facing and a large paved sun terrace runs immediately adjacent to the property, providing valuable outside dining space. Extensive lawned area with raised beds which are well stocked with flowers and shrubs. Attractive fencing provides an enclosed, secure garden perfect for a family. To the rear is the perfect back drop being elevated from the River Severn there are lovely outlooks along the river, across adjoining countryside to the South Shropshire Hills.

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GROSS INTERNAL AREA  
FLOOR 1: 108 m<sup>2</sup>, FLOOR 2: 107 m<sup>2</sup>  
EXCLUDED AREAS: , PATIO: 53 m<sup>2</sup>  
PORCH: 18 m<sup>2</sup>  
TOTAL: 214 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

























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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band G</b>
EPC Band	<b>Band C</b>
Services	<b>All mains services are connected</b>
	<b>LPG multi-zone underfloor heating</b>

 **mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

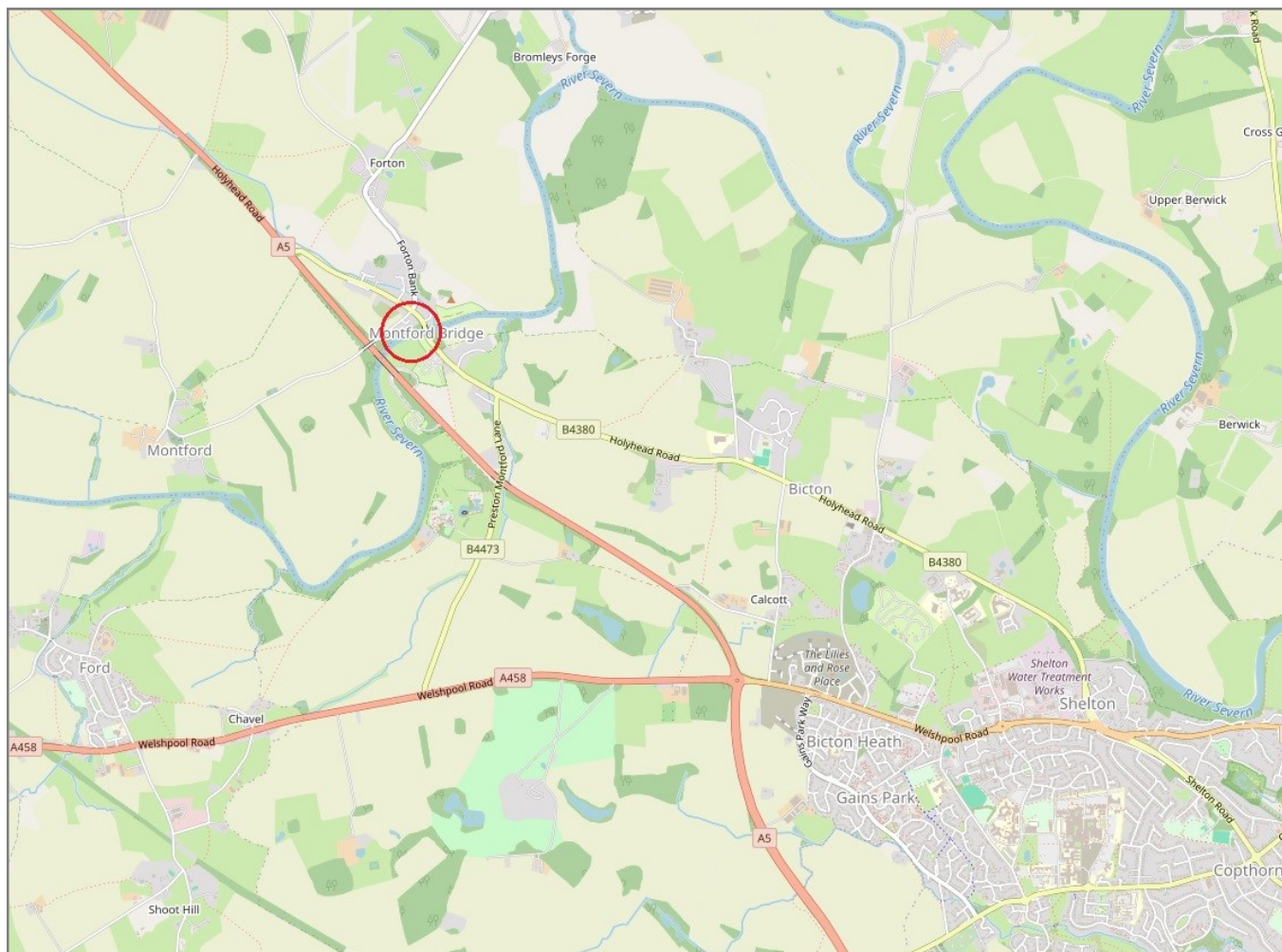


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