



Hunters Crag, Lee Brockhurst, Shrewsbury, SY4 5QH

4 bedroom detached house—£750,000 Freehold

£750,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Set within just under three acres of land, this very attractive detached house of character offers well-proportioned and versatile accommodation, along with plenty of potential for further modernisation and development. The property comprises the main family house, of which the original section dates back to the 19th century, stables and garaging, as well as a traditional pigsty with planning permission approval for conversion into an annexe.

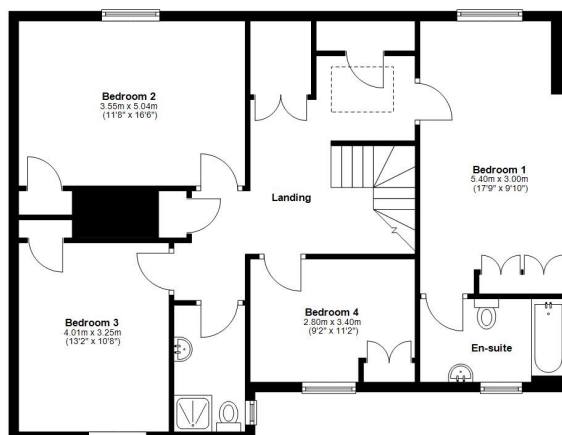
KEY FEATURES

- Good sized entrance hall with cloakroom, useful storage and turning staircase to a light and spacious landing
- Separate living and dining rooms, both having feature fireplaces, with the living room also having a Clearview wood burning stove
- Lovely open plan kitchen/breakfast room, with a range of fitted units, oil fired AGA, and windows to three elevations allowing plenty of natural light
- Versatile family room, which could also be used as a separate sitting room, with Clearview stove and double doors to the utility which has access to the rear garden
- Two additional reception rooms, currently used as a study and hobbies room
- On the first floor are four double bedrooms, all with built in wardrobes, a family shower room, and en-suite bathroom to bedroom one
- The beautiful private gardens extend to the rear and side of the property, comprising areas of lawn, paved terrace and walkways, as well as a productive orchard with a selection of fruit trees and raised vegetable beds
- Beyond the garden are two sizeable paddocks (approx. 2 acres), enclosed by fencing and mature trees, creating the perfect environment to keep horses and other livestock, and currently used as grazing for sheep
- Along with two garden stores, there are also multiple outbuildings including two stables, a garage and carport
- The former pigsty is a lovely, characterful outbuilding which has planning permission approved (Ref no. 24/02836/FUL) for conversion into an annexe, ideal for a dependent relative or to be used as additional accommodation if required
- Electric gates open into the driveway where there is a parking area for multiple vehicles, and access to the garage and stabling
- The property occupies a stunning setting with impressive views over surrounding countryside, whilst being located a short distance from excellent road links, and just 5 and 10 miles from both Wem and Shrewsbury respectively. There are also plenty of lovely rural walks on the doorstep, around the picturesque Lee Hill and along the River Roden

Ground Floor
Approx. 257.9 sq. metres (2775.6 sq. feet)



First Floor
Approx. 88.7 sq. metres (954.4 sq. feet)



Total area: approx. 346.5 sq. metres (3730.1 sq. feet)















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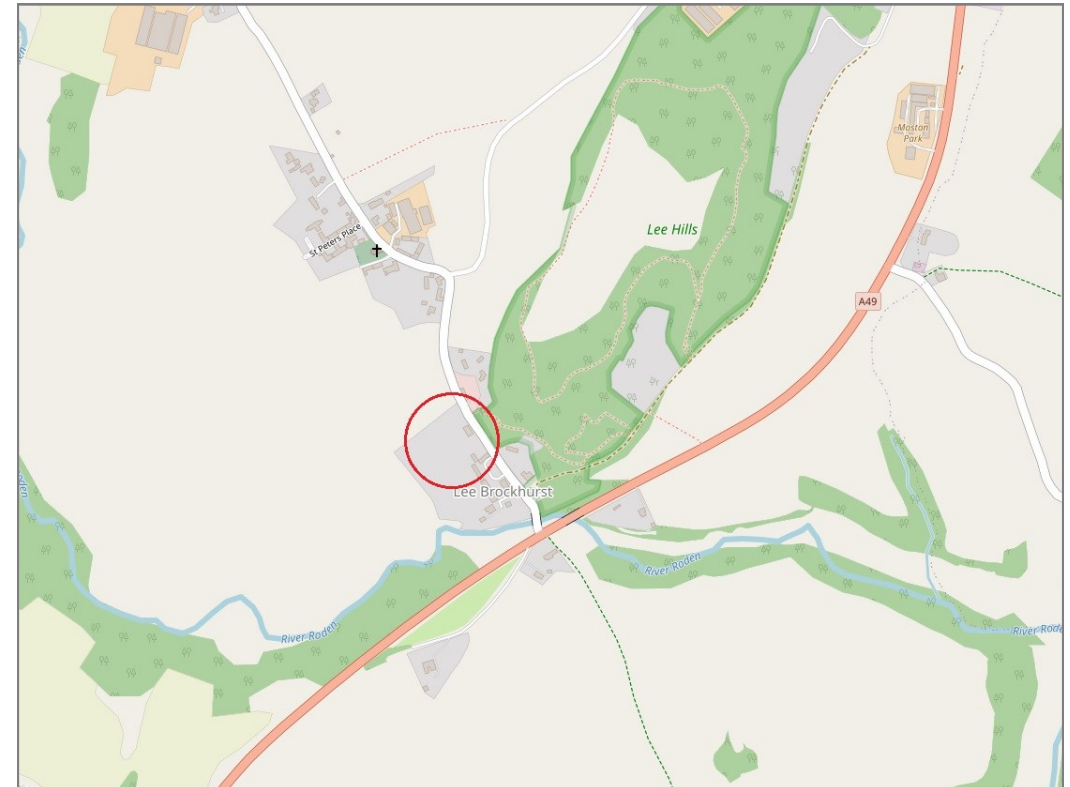
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BOUNDARIES NOT CONFIRMED



Tenure
Local Authority
Council Tax
EPC Band
Services

Freehold
Shropshire Council
TBC
Band F
Mains water and electricity are connected with oil fired central heating and septic tank drainage

 **mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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

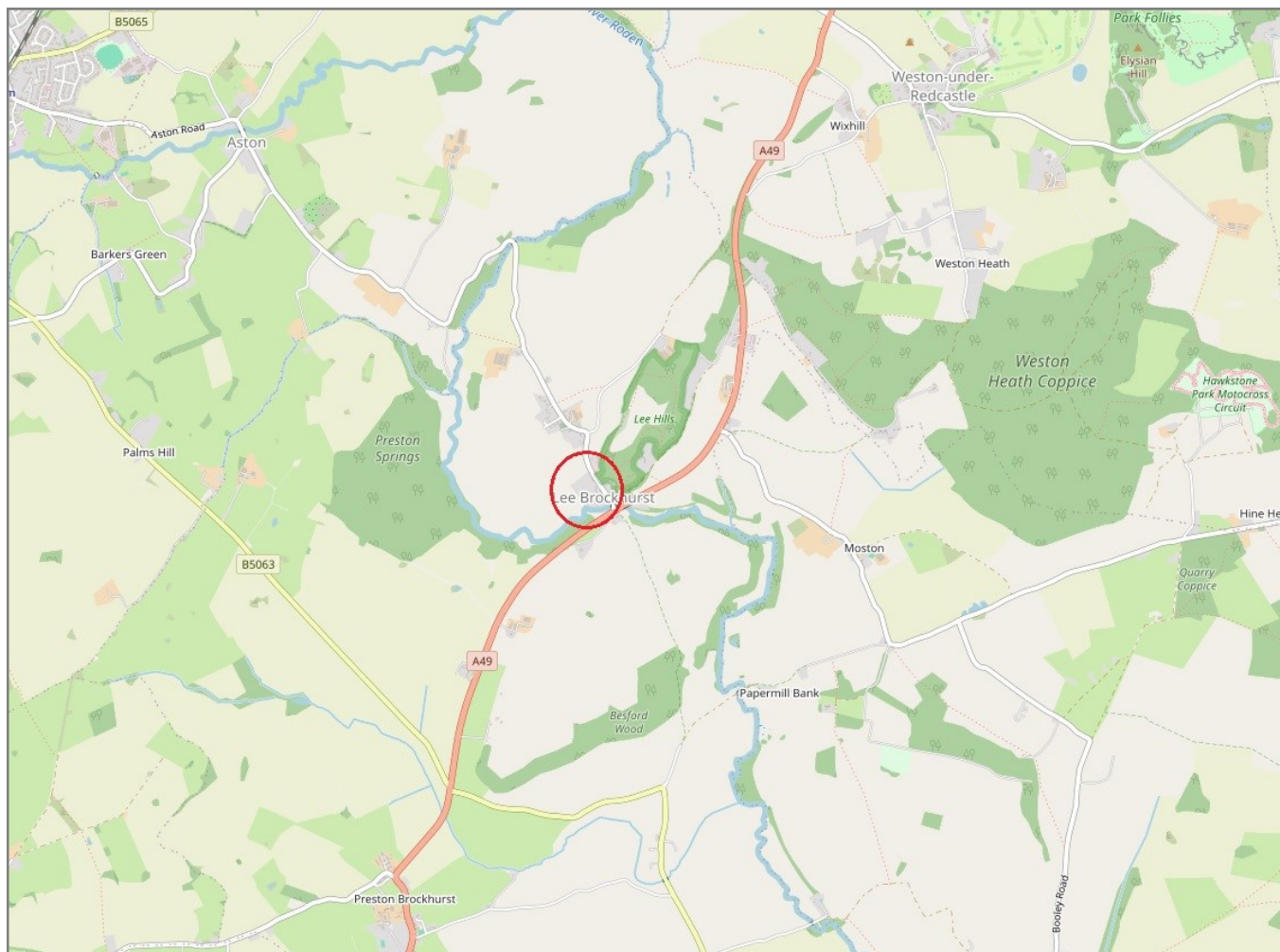
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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