



**Pen Y Bryn, Ford, Shrewsbury, SY5 9LZ**

6 bedroom detached house — £725,000 Freehold



£725,000 Freehold—6 bedroom detached house

sales@cgpooks.co.uk

**A very attractive detached family home offering substantial accommodation in a lovely setting on the fringe of the village, with a detached coach house, wonderful south facing garden and views across the adjoining unspoilt countryside.**

### KEY FEATURES

- Entrance vestibule and hall with cloakroom.
- Study/ family room and a spacious living room which has a feature fireplace with an oil fuelled fire and 2 sets of glazed double doors that open to the conservatory.
- Large dining room with window to front and sliding glazed doors to garden.
- Kitchen/breakfast room which has an Aga and a large adjoining utility room, along with an inner hall with walk in storage and rear entrance porch. In addition to which there is also access from the hallway to sizable and useful cellars.
- Staircase from hall to the first-floor landing where there are 6 bedrooms, separate bath and shower rooms and 2 WCs.
- Secluded and a very attractive setting with extensive private and established south facing gardens which directly adjoin beautiful open countryside.
- Long sweeping driveway leading to a parking area and detached coach house which currently provides double garaging with loft room over. Subject to planning permission there would be the potential to convert into annex accommodation or home office. There are also 3 useful detached brick built workshop/stores.
- Accessible location in walking distance of the village primary school, under a 10-minute drive to Shrewsbury Bypass and just 15 minutes from town.

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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01743 276666



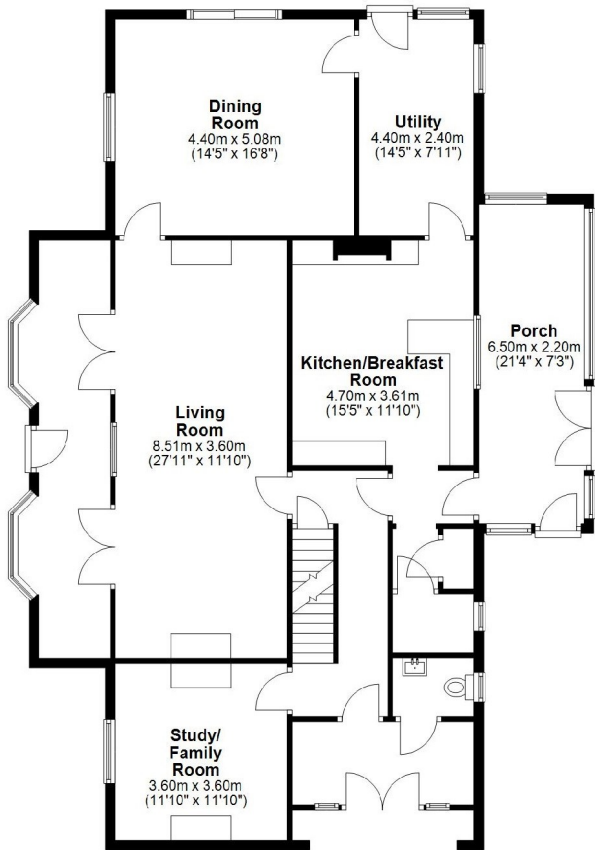
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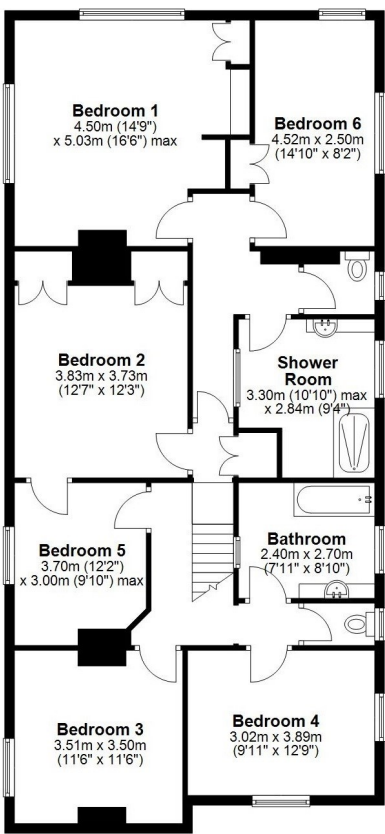
Ground Floor

Approx. 204.0 sq. metres (2195.8 sq. feet)



First Floor

Approx. 162.5 sq. metres (1749.6 sq. feet)



Cellar

Approx. 26.6 sq. metres (286.6 sq. feet)



Total area: approx. 393.2 sq. metres (4232.0 sq. feet)



























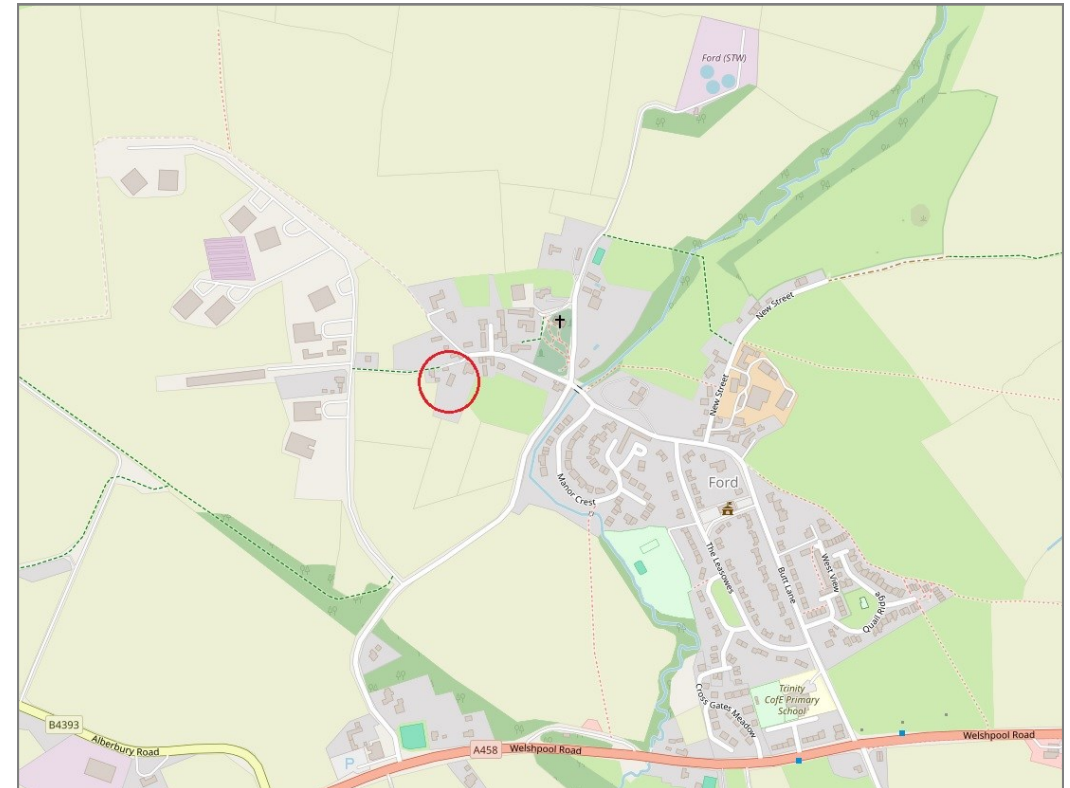
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band G</b>
EPC Band	<b>Band E</b>
Services	<b>Mains water, electricity and drainage are connected with Oil fired central heating</b>

**Expert 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.

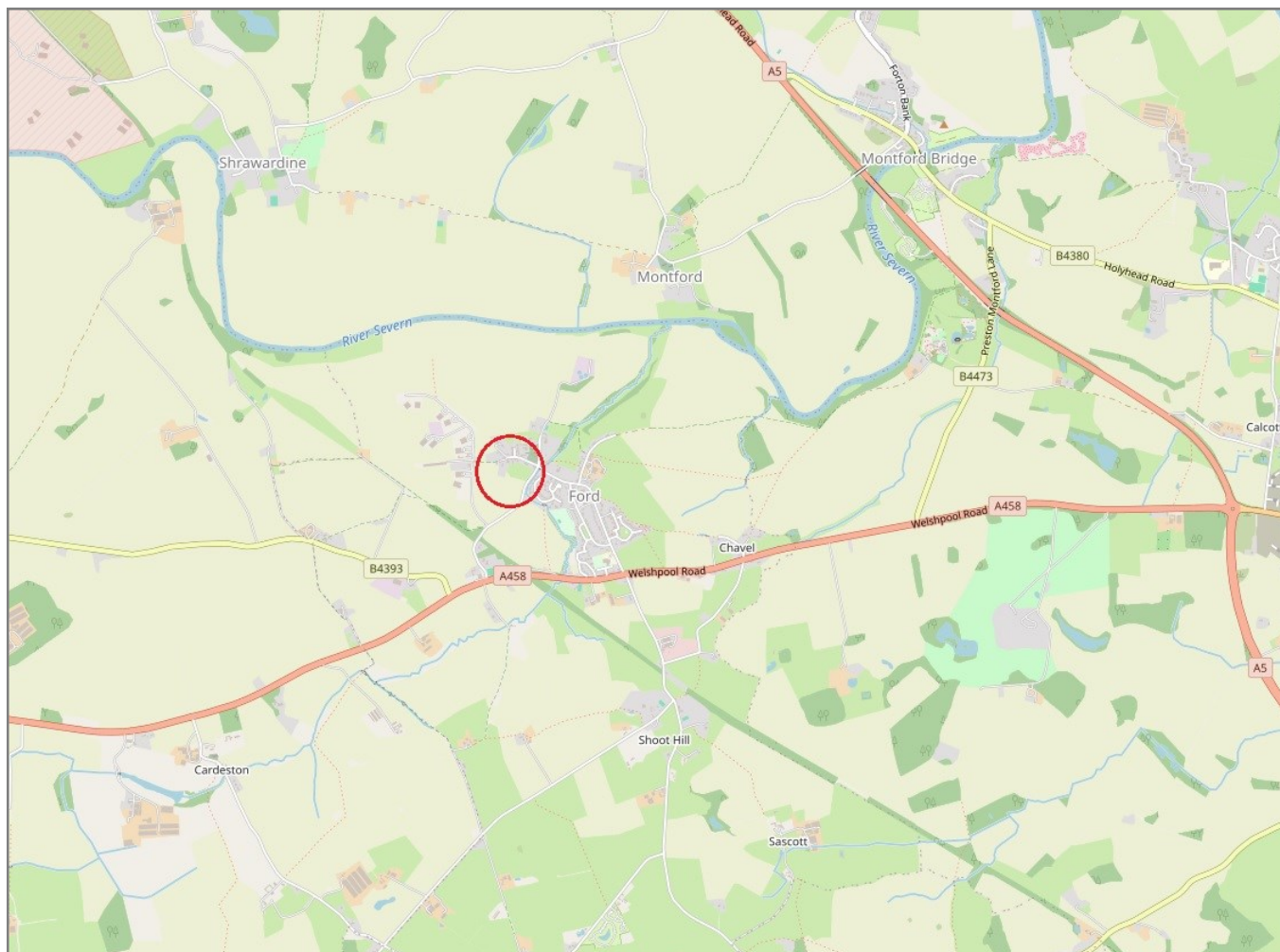


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