



The Poplars, Great Ness, Shrewsbury, Shropshire, SY4 2LD

7 bedroom detached house including outbuildings and land — £1,250,000 Freehold

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Coopergreenpooks.co.uk

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KEY FEATURES

- An impressive Grade II Listed detached residence believed to date back to 1730 occupying a peaceful setting in the popular village of Great Ness enjoying far reaching views over the beautiful surrounding countryside. The property has been beautifully restored and extended by the current owner and provides lovely, spacious open plan ground floor living space. Many original features have been retained including exposed beams, original staircase and exposed floorboards. Many of the windows have been replaced with beautifully made replacement windows (made by Manleys)
- Large breakfast kitchen, utility, 2 ground floor WC's, cellar, 4 reception rooms, 7 bedrooms, 2 family bathrooms, ensuite bathroom. In all extending to 4180 sq ft.
- The gardens and land extend to 3.58 acres (paddocks - 2.86 acres and gardens - 0.72 acres). Ample parking for several cars
- Sandstone and brick outbuildings with planning permission for conversion to a spacious three bedroomed dwelling (Ref. No: 10/05179/FUL)
- Large modern agricultural building screened from the house (built in 2010)
- Fireplaces with wood burning stoves. Aga range cooker.
- Mains water, electricity and septic tank drainage. Oil fired central heating.

Great Ness is a charming village with a church, approximately six miles from Shrewsbury and 10 miles from Oswestry surrounded by stunning countryside and beautiful country walks. The neighbouring village of Nesscliffe has a pub, village hall, garage and several other popular pubs are located in nearby villages. Shrewsbury has an extensive range of shopping, dining and leisure facilities and is noted for its exceptional schools both within the state and independent sectors. Excellent road communications include the A5/M54 which gives access to Telford, Oswestry and the West Midlands and the national motorway network and heading north to Chester and beyond. There is a mainline rail service from Shrewsbury with a direct service to London. Telford is 26 miles, Chester 39 miles and Birmingham 56 miles. A bus service runs between Shrewsbury and Oswestry with a bus stop just 0.5 mile away.

Nearby Schools include: Bicton CofE Primary School, Oxon CofE Primary School, The Corbet School, St George's Junior School, The Priory School, Prestfelde Prep, Meole Brace School, Shrewsbury School, Shrewsbury High School for Girls, Moreton Hall School for Girls, Adcote School for Girls, Packwood Haugh Prep.

In the event of planning permission being granted on the paddocks or the modern agricultural building for residential development within the next 25 years, an overage will be payable to the present owner of 30% of the increase in value resulting from the planning permission.

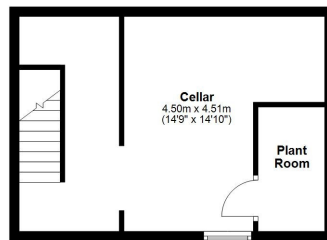
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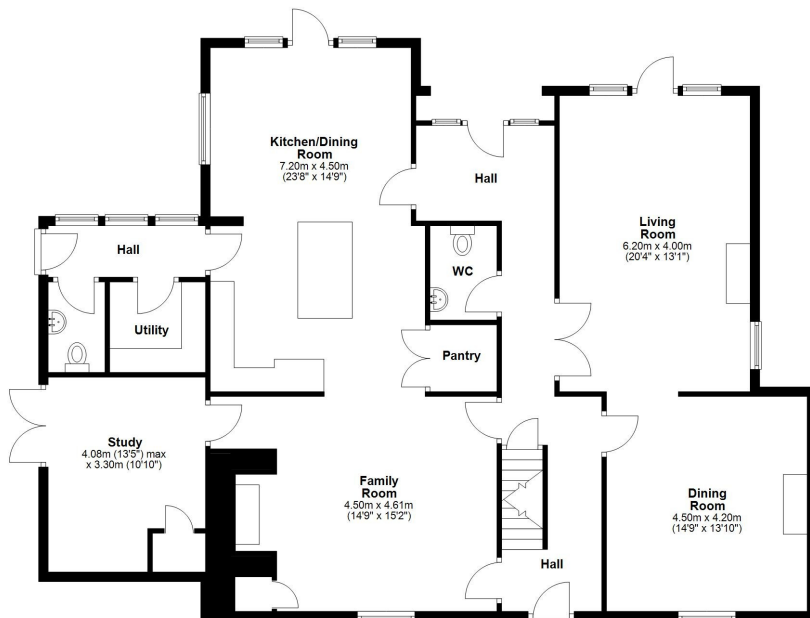
Cellar

Approx. 28.8 sq. metres (310.0 sq. feet)



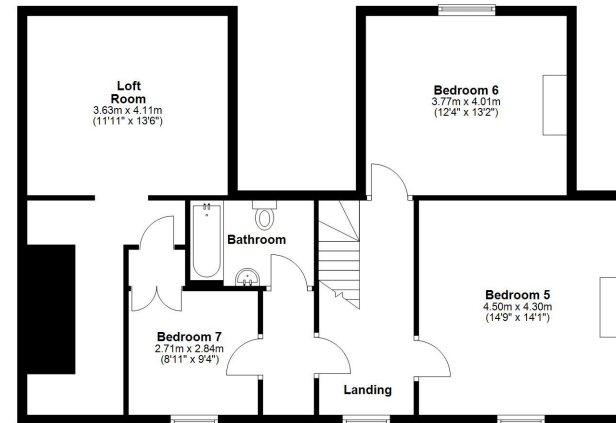
Ground Floor

Approx. 156.4 sq. metres (1683.0 sq. feet)



Second Floor

Approx. 88.8 sq. metres (958.1 sq. feet)



First Floor

Approx. 114.4 sq. metres (1231.9 sq. feet)



Total area: approx. 388.4 sq. metres (4180.9 sq. feet)









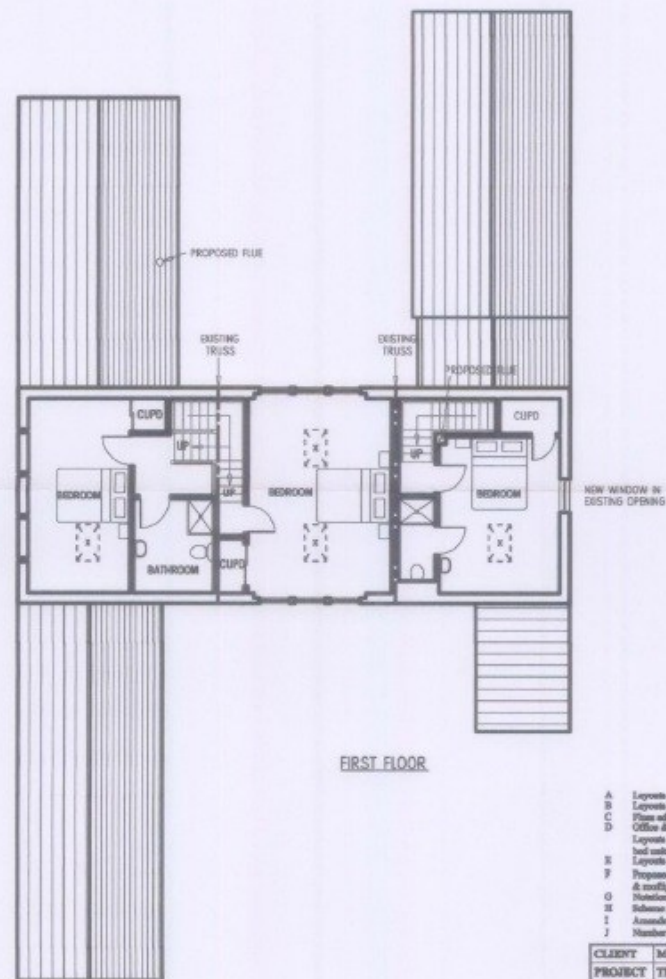
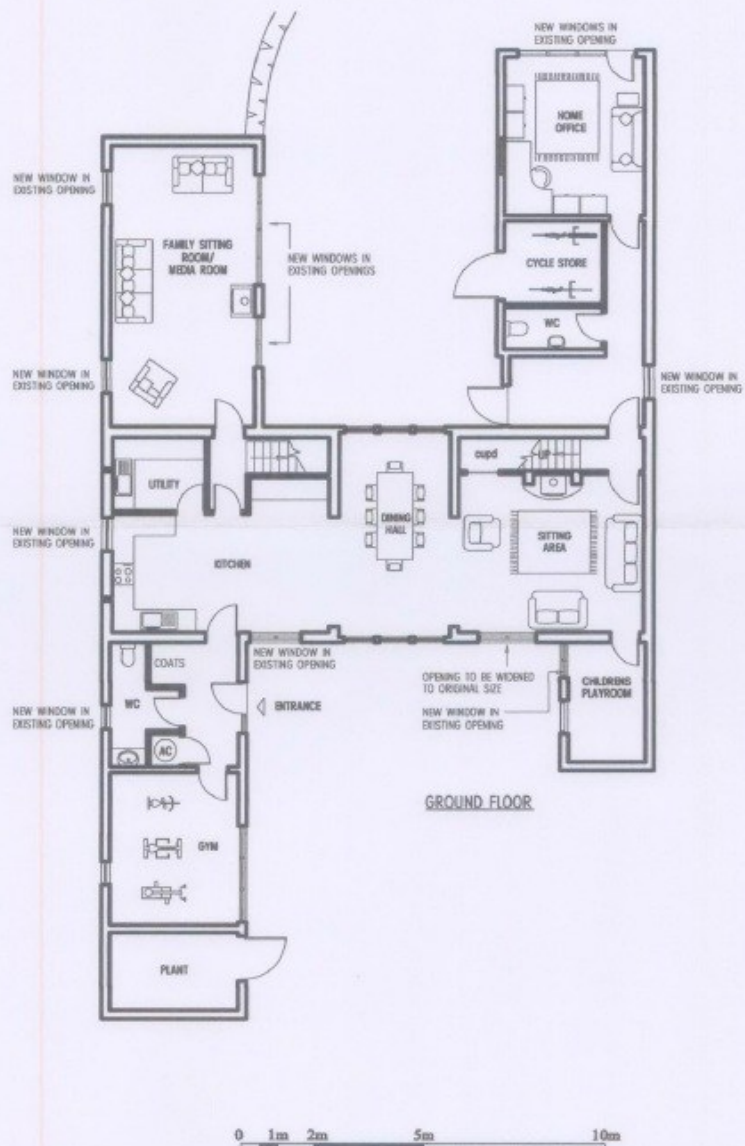












A	Layouts amended	09.10
B	Layouts amended	09.10
C	Plans added	19.10.10
D	Office & plant relocated.	22.10.10
	Layouts amended to 1 bed & 3 bed units.	
E	Layouts amended	26.10.10
F	Proposed SW 1st floor window & rooflights amended	22.11.10
G	Notations amended	26.11.10
H	Scheme reduced to one large single unit	31.01.11
I	Amendments to lateral arrangement	01.02.11
J	Number of rooflights reduced	02.02.11

CLIENT	MR RUPERT BRIGHT		
PROJECT	THE POPLARS, GREAT NESS		
TITLE	PROPOSED PLANS		
JOB No.	618	DWG No.	05
SCALE	1:100 @ A2	DATE	FEB 2011
DRAWN	R.BATES	REVISION	J

MOSS · CO.
ARCHITECTS

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E-mail - graham@stscorps.co.uk

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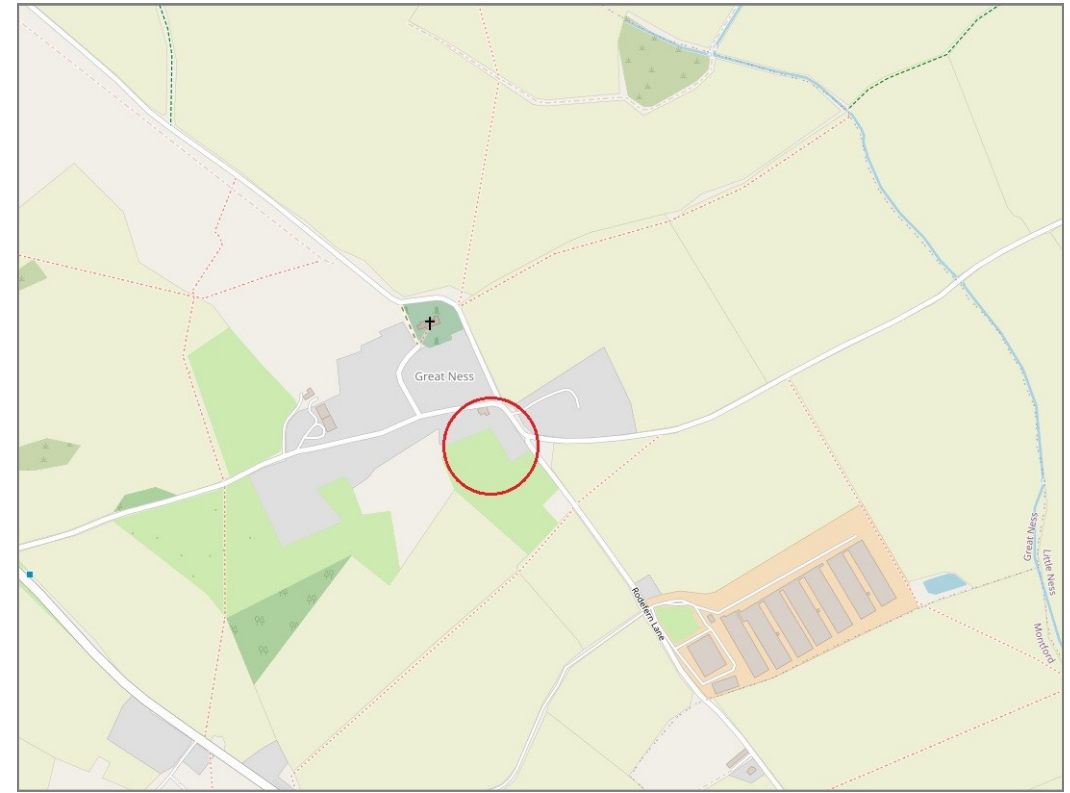
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BOUNDARIES ARE APPROXIMATE

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band G
EPC Band	TBC
Services	Mains water and electricity are connected
	Heating is oil fired and drainage is via a septic tank

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



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

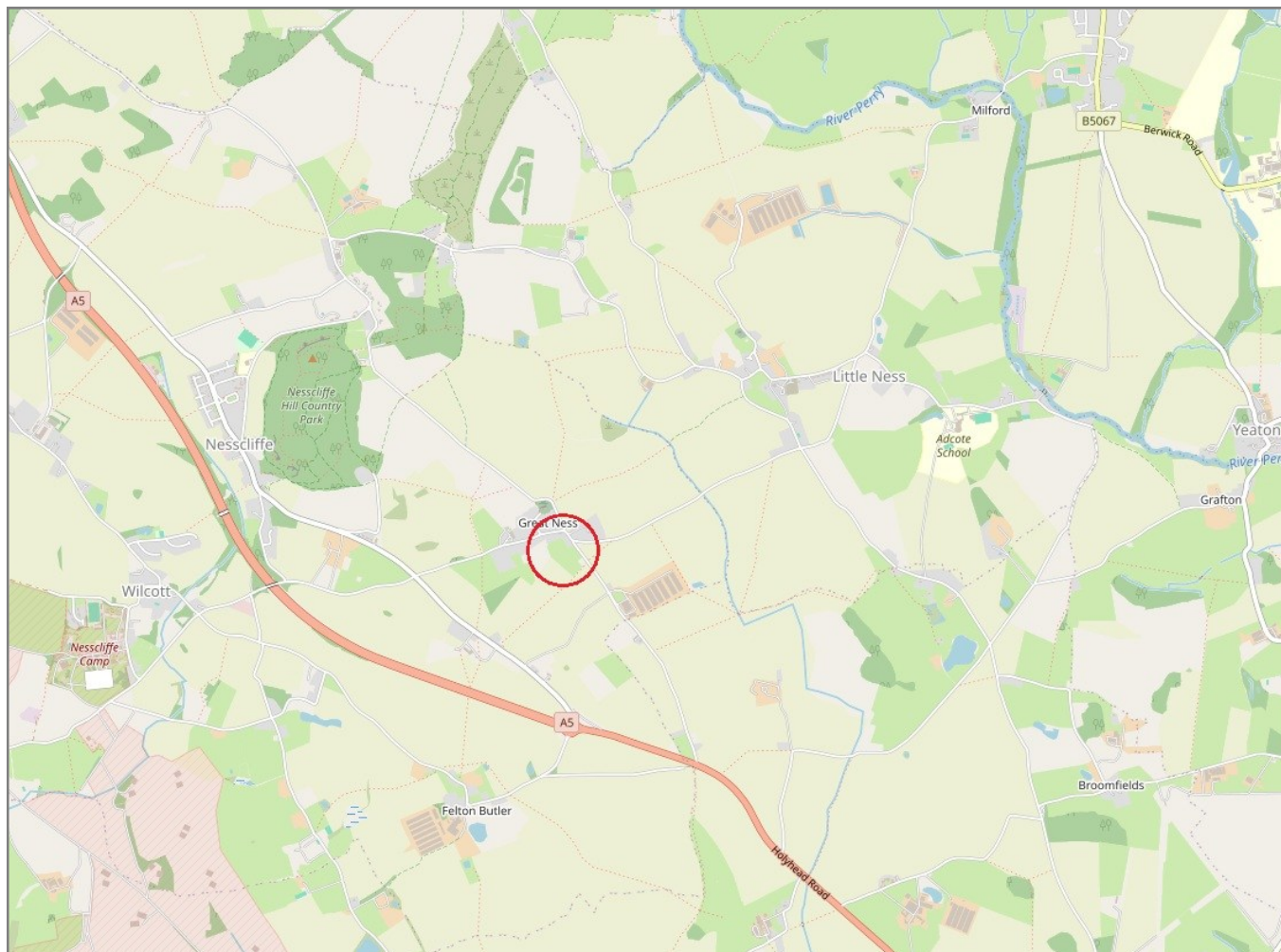
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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