



SAMUEL WOOD

Derwen House, Little Minsterley, Minsterley, Shrewsbury, Shropshire, SY5 0BW

Asking Price £825,000



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- Stunning Bespoke Property
- Open Plan Living, Dining & Hall
- Balcony with Stunning Views
- Close to Village Amenities
- Air Source Heat Pump & Underfloor Heating
- Oak Frame Design
- Generous Sized Bedrooms
- Beautiful Landscaped Gardens
- High Performance Glazing
- EPC Rating tbc

Samuel Wood is delighted to offer for sale this magnificently designed oak framed property situated in Little Minsterley. The elegant custom home offers unparalleled craftsmanship and village amenities! This inspired design is truly remarkable inside and out, features include: a separate outside office, double garage complete with room above with en-suite and walk in wardrobe, gourmet kitchen with island (great for entertaining), quartz counter tops, underfloor heating, custom windows provide plenty of natural lighting, expansive decking, gorgeous master suite with balcony, plus gorgeous views of the rural surroundings. Complemented by a stunning multi level garden. Viewing is highly recommended by the selling agent.



Solid Oak Entrance Door

With double glazed opaque windows either side, lead to:

Open Plan Entrance Hall 13'3 x 7.7 (4.04m x 2.13m.2.13m)

A bright and airy space which extends to the dining area, kitchen and living room. The hall has an oak stairs and banister with glass panels ascending to the first floor. The whole area has an attractive tiled floor with underfloor heating and ceiling spot lights.

Open Plan Dining Kitchen 26'6 x 15'6 (8.08m x 4.72m)

(overall measurements)

Dining Area

With exposed oak beams to the ceiling and bi-fold doors opening to the front tiled patio area and has beautiful views of the surrounding hill and garden.

Kitchen

A beautiful 'state of the art' kitchen with a breakfast island which houses the electric AEG hob with overhead hood, LED light surround, wine cooler, built-in drawers and room for three bar stools. The kitchen has built-in AEG double oven, one steaming oven with warming drawer, quartz worktops, sink unit with boiling water tap, integrated fridge freezer and dishwasher, ceiling spot lights, double glazed window to the side aspect, exposed oak beams and a set of triple bi-folding doors open to the front viewing point/patio.

Living Room 15'2 x 22'11 (4.62m x 6.99m)

With double glazed window to the rear aspect, large feature fireplace log burner to tiled hearth, brick surround and oak mantle, ceiling spot lights, exposed oak beams to ceiling.

There is a light and airy viewing area again with tiled floor and ceiling spot lights, plus six double glazed windows and double doors opening to the front aspect with lovely views of the garden and rural hills.



Utility 9'4 x 7'3 (2.84m x 2.21m)

With tiled flooring, storage cupboards, provision for white goods, sink unit, double glazed window to the rear aspect, composite door to the side, ceiling spot lights.

Guest Cloakroom WC 3'2 x 6'6 (0.97m x 1.98m)

Comprising: WC, wash hand basin, shelf storage, cloaks rack, tiled floor, double glazed opaque window to the rear and ceiling spot lights.

From the reception hall, the stunning staircase ascends and turns to:

Landing 17'0 x 5'8 (5.18m x 1.73m)

With four velux roof lights, exposed oak beams, carpet flooring, ceiling spot lights, access to three bedrooms and family bathroom. A good sized storage cupboard with carpet flooring, automatic sensor lights, control panel for the ground floor underfloor heating.

Walk-in Wardrobe 3'5 x 6' (1.04m x 1.83m)

With carpet flooring, built-in wardrobes, loft access, exposed beams and gives access to:

Master Bedroom 15'2 x 14'9 (4.62m x 4.50m)

With carpet flooring, two radiators, exposed ceiling beams, vaulted high ceilings, double doors and windows lead to balcony giving full impact of natural light. The balcony has spot lights, a hanging seat and glass walls with wooden banisters, enjoying the beautiful views.

En-Suite Bathroom 9'6 x 7'8 (2.90m x 2.34m)

A bespoke suite comprising: bath with tap plumbed into the wall, large corner shower with tiled surround, WC, wash hand basin with drawers under and mirrored cabinet above, towel radiator, tiled flooring, double glazed window to the side, ceiling spot lights and exposed oak beams.

Bedroom 2 13'3 x 12'9 (4.04m x 3.89m)

A double room with carpet flooring, radiator, ceiling spot lights, built-in wardrobe, double glazed window to the front aspect with views.

Bedroom 3 12'11 x 12'9 (3.94m x 3.89m)

A double room with carpet flooring, radiator, two built-in wardrobes, ceiling spot lights and double glazed window to the front aspect and views.

Family Shower Room 9'2 x 5'6 (2.79m x 1.68m)

Comprising: WC, wash hand basin with storage drawers beneath, walk-in shower with waterfall and regular shower head, ceiling spot lights, towel radiator, tiled flooring and velux roof window.

Double Garage

With double electric roller doors, security lighting.

Space above Garage with En-Suite / Guest Room 3.81m x 4.60m

Accessed by stairs from the front driveway with wooden entrance door to:

Living Room 12'6 x 15'1

With wood effect tiled flooring, two radiators, ceiling spot lights, two velux roof lights with beautiful views, the bed has LED lights surrounding the base, walk-in wardrobe with built-in storage, ceiling spot lights.

En-Suite Shower Room 6'5 x 8'7 (1.96m x 2.62m)

Comprising: large walk-in corner shower with electric rainfall shower and regular shower head, WC, wash hand basin, towel radiator, wood effect tiled flooring, storage cupboard and velux roof window.

Outdoor Office

With sliding double glazed doors, ceiling spot lights, double glazed window to the side, wooden effect flooring. Set on a raised decking to the bottom of the garden which has amazing views of the garden and surrounding fields. There is spot lighting for illumination on the evening and storage space.





Services at the property

We understand that the property has air source heat pump, underfloor heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 19 Mbps & 231 Superfast Mbps

Flood Risk: Very Low.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Tenure

We understand the tenure is Freehold.

Agents Note:

Prospective purchasers may wish to seek further advice on the covenants mentioned in the property title register, a copy of which is available on request.

Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

From Shrewsbury, take the A488 passing through the villages of Hanwood and Pontesbury. Continue for Minsterley and take a left turn immediately after the fire station. Proceed up this lane to find Derwen House.







Floor Plans

Floor 0 Building 1

Living Room: 35'1" x 22'11"

Dining Room & Kitchen: 36'6" x 15'6"

Entrance Hall: 13'3" x 7'7"

Utility Room: 9'4" x 7'3"

WC: 3'2" x 6'0"

Floor 1 Building 1

Balcony: 16'10" x 5'3"

Master Bedroom: 15'2" x 14'9"

Bedroom 2: 13'3" x 12'6"

Bedroom 3: 12'11" x 12'9"

Landing: 17'0" x 5'8"

En-Suite: 6'6" x 7'8"

Family Shower Room: 9'2" x 5'6"

Walk-in Wardrobe: 3'5" x 6'0"

Floor 1 Building 2

En-Suite Shower Room: 6'5" x 8'7"

Bedroom: 12'0" x 11'5"

Approximate total area⁽¹⁾

2083.03 ft²

Reduced headroom

116.10 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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