



SAMUEL WOOD

Glyn View, 3 Gravels Bank, Minsterley, Shrewsbury, Shropshire, SY5 0HG

Region £710,000



# Glyn View, 3 Gravels Bank

Minsterley, Shrewsbury, Shropshire, SY5 0HG



- Stunning Detached Property constructed 2023
- Living Room with Log Burner
- Second Floor Versatile Attic Room
- Double Garage with One Bedroom Annexe
- Gardens with Striking Rural Views
- Stunning 'Wren' Breakfast Kitchen/Day Room
- Master Bedroom Suite with Balcony
- Contemporary En-Suite & Family Bathroom
- Oak Veneer Doors & USB Plug Sockets throughout
- EPC Rating A

Samuel Wood is delighted to offer for sale this magnificently presented newly built four bedroom property which boasts a one-bedroom annexe complete with a shower room, ideal for accommodating guests or providing additional living space. A high specification build with stunning rural views provides state of the art contemporary living. Located just off the A488 and approximately five miles south of Minsterley village which has amenities and a primary school, a further two miles down the road you'll find Pontesbury boasting many more extensive facilities. Viewing of the property is highly recommended.

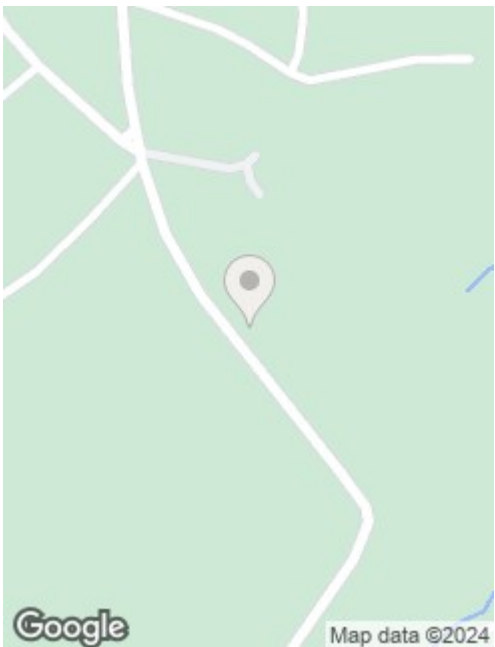
Glyn View is a remarkable detached property offering a blend of modern luxury and practical functionality. As you step into the spacious reception hall, adorned with parquet flooring, you're greeted by an air of elegance. The ground floor seamlessly integrates various living spaces, including a state-of-the-art kitchen with a breakfast area and day room boasting corner glass opening doors, inviting natural light and countryside vistas into the heart of the home. Additional features include a utility room, office space, and a cosy living room with a log burner, providing both warmth and ambience.

Ascending to the first floor reveals the epitome of comfort and sophistication. The master bedroom suite is a sanctuary of relaxation, complete with a dressing room, an en-suite bathroom and a balcony offering breathtaking rural views. Two more bedrooms complement the master suite, along with a contemporary family bathroom featuring a large shower enclosure and a freestanding bath, perfect for unwinding after a long day. Moreover, a spacious attic room serves as a versatile fourth bedroom, providing ample space for various needs.

Externally, Glyn View continues to impress with its double garage, to the side there is independent access to an annexe with an open-plan living/bedroom area and a shower room, ideal for guests or as additional accommodation. The property sits on a generous plot extending to approximately 1/4 acre, providing plenty of outdoor space to enjoy the serene countryside surroundings. With its combination of modern amenities, stunning views, and versatile living spaces, Glyn View offers a truly exceptional living experience for its fortunate residents.







## Directions

From Shrewsbury follow the A5 west, at the Edgebold roundabout turn left onto the A488 signposted to Bishop's Castle. Follow the A488 for 7 miles and on reaching Pontesbury continue on the A488 following the one way system towards Minsterley. From the mini roundabout in Minsterley, continue on the A488 for a further 3.7 miles and turn right signposted to Bentlawnt, Leigh and Hope School.

Services: We understand that the property has air source heat pump, underfloor heating downstairs, radiators upstairs, solar panels, mains electricity, mains water and private drainage (biogradable septic tank).

Broadband Speed: Starlink Satellite Internet

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

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

Council Tax Band: D

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

Referral Services: 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.

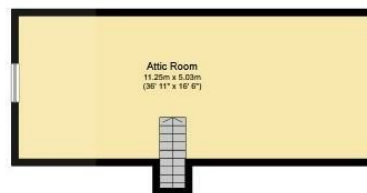






**Ground Floor**

**First Floor**



**Second Floor**

Total floor area 352.4 m<sup>2</sup> (3,793 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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  
 2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF  
 Tel: 01743 272710 | shrewsbury@samuelwood.co.uk