



SAMUEL WOOD

Windy Corner, The Radleth, Pontesbury, Shrewsbury, Shropshire, SY5 0XG

Offers In The Region Of £675,000



Windy Corner, The Radleth

Pontesbury, Shrewsbury, Shropshire, SY5 0XG



- Established Smallholding with Equestrian Facility
- Two Bedroom Cottage with Large Garden Room
- Converted Store with Three Bedrooms
- Plot approx 6.33 Acres with Paddocks
- Solar Panels for Efficient Energy
- Beautiful Countryside with views of Pontesbury Hill
- Stables with adjacent One Bedroom Annexe
- Numerous Outbuildings & Barns
- Peaceful Location with Small Campsite
- EPC Rating C

"Windy Corner" offers a retreat in the midst of picturesque countryside, spanning 6.33 acres of registered land. This eco-friendly property boasts a range of features including solar panels, emphasising sustainable living. The main residence comprises a charming two-bedroom cottage, complemented by a separate one-bedroom annexe plus a converted store room which provides further accommodation, featuring three bedrooms, a bathroom, and an open-plan kitchen/living room layout.

Ideal for equestrian enthusiasts, the property is equipped with stables and barns, catering to the needs of horses. Beyond the residential area, Windy Corner offers ample space for outdoor activities with its campsite, providing opportunities for recreation and relaxation amidst nature's beauty.

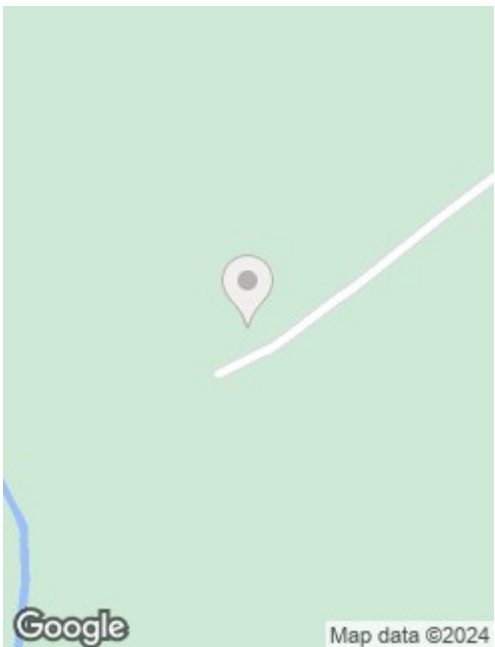
"Windy Corner" presents a two-bedroom cottage with the ground floor comprising an entrance porch leading the hall. Access is then given to the living room and kitchen, both of which lead to a spacious garden room with five picture windows to enjoy the surround views. Ascending to the first floor, two bedrooms await and family bathroom to include both a bath and separate shower cubicle.

For additional accommodation one bedroom annexe is adjacent to a good sized stable block, above which is a converted store room which has been transformed into an open-plan layout with a combined kitchen and living area, bathroom and three bedrooms, offering ample room for guests or extended family members.

Windy Corner boasts a variety of outbuildings, including stables and barns, catering to the needs of equestrian enthusiasts or those seeking additional storage space. There is also small campsite with a meadow and brook, nestled at the base of Pontesbury Hill.







Directions

Directions: From Shrewsbury take the A488 signposted Pontesbury and Minsterley. Continue through the village of Hanwood and take the left hand turning onto the Plealey road (approximately 200 yards after passing the Lea Cross Tandoori). Continue until you reach a crossroads, continue straight over the crossroads and continue up the lane for approximately half a mile where you will come to a left hand bend with a turning on the right to a track. Follow this track all the way to the end and you will arrive at the entrance gate for Windy Comer.

Services: We understand that the cottage has an air source heat pump, the annexe and store have oil central heating. Private drainage (septic tank) and private borehole water supply.

Broadband Speed: Air broadband.

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
Floor area 59.2 sq.m. (637 sq.ft.)

First Floor
Floor area 30.4 sq.m. (327 sq.ft.)

Annexe 1
Floor area 99.1 sq.m. (1,066 sq.ft.)

Annexe 2
Floor area 80.4 sq.m. (866 sq.ft.)

Outbuilding
Floor area 191.3 sq.m. (2,059 sq.ft.)

TOTAL: 460.3 sq.m. (4,955 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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