



SAMUEL WOOD

The Old Parsonage, Little Ness, Shrewsbury, Shropshire, SY4 2LG
Offers In The Region Of £1,250,000



The Old Parsonage, Little Ness

Shrewsbury, Shropshire, SY4 2LG



- Quintessential English Country Home
- Four Spacious Bedrooms & Two Bathrooms
- Double Garage with Loft & Store Room
- Far Reaching Breath Taking Countryside Views
- EPC Rating E
- Stunning Substantial Conservatory
- Expansive Ground Floor Layout
- Sits in approx 0.77 ACRE of Fabulous Gardens
- Viewing of the interior and location is recommended

This stunning Edwardian Quintessential property offers a perfect blend of classic charm and modern convenience, boasting four spacious bedrooms and two bathrooms. Situated on an expansive plot of approximately 0.77 acres, the residence is nestled amidst picturesque countryside views, providing a tranquil and idyllic setting. The property's timeless Edwardian architecture is evident throughout, with its elegant additions, exterior and period features that have been carefully preserved. Inside, the house offers generous living spaces, including multiple reception rooms, perfect for both relaxed family living and formal entertaining. Overall, this residence offers a truly exceptional lifestyle for its fortunate occupants.



This magnificent residence boasts a splendid ground floor layout, designed to offer a seamless blend of spaciousness, functionality, and refined living.

Upon entering the home, you are greeted by an inviting entrance hall, exuding a sense of grandeur with its high ceilings and tasteful décor. The hall serves as a gateway to the various rooms on this level, each with its own unique appeal.

To the right of the entrance hall, the dining room awaits, providing an ideal setting for hosting formal gatherings and entertaining guests. Its large windows allow ample natural light to bathe the room, accentuating the graceful features and creating an inviting ambience.

Adjacent to the dining room, the drawing room beckons with its opulence and sophistication. Here, one can envisage intimate conversations by the fireplace or moments of relaxation amidst the exquisite furnishings and elegant touches.

Moving further along the ground floor, you will discover the breakfast kitchen. This well-appointed space serves as the heart of the home, offering a perfect blend of functionality and classic design. It is equipped with appliances and ample storage, making it a delight for culinary enthusiasts and a convenient hub for daily activities.



A further standout features of this Edwardian gem is its impressive conservatory. Bathed in natural light, this delightful space allows for year-round enjoyment of the surrounding garden views while providing a seamless transition between indoor and outdoor living. It offers the perfect spot for relaxing, reading, or hosting informal gatherings.

Continuing through the ground floor, you will encounter a family room, study, boot room, snug, utility and cloakroom. These versatile spaces cater to the needs of a modern family, offering areas for relaxation, work, storage, and practicality. Whether it's a cosy movie night, a private workspace, or a place to store coats and shoes, these rooms provide a versatile haven for the whole family.

The first floor bedrooms are generously proportioned, providing ample space for a growing family or accommodating guests. The two well-appointed bathrooms offer modern fixtures and fittings, combining style and functionality. The master bedroom has an en-suite bathroom and is accompanied by a family bathroom.

One of the standout features of this property is its substantial plot, extending to approximately 0.77 acres. The meticulously landscaped gardens provide a wonderful backdrop, allowing residents to enjoy the beauty of the surrounding countryside. Whether it's hosting outdoor gatherings or simply unwinding amidst nature's tranquillity, the expansive grounds offer endless possibilities.

Additionally, the property benefits from a double garage with loft and store room. Its convenient location, offering easy access to amenities, schools, and transportation links to Shrewsbury, Telford, Chester, Birmingham and Manchester, making it an ideal choice for those seeking a balance between rural serenity and urban convenience.

Services at the property

We understand that the property has oil heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 3 Mbps & Superfast 43 Mbps

Flood Risk: Very low.

Tenure

We understand the tenure is Freehold/L.

Local Authority

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

Council Tax Band: G





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

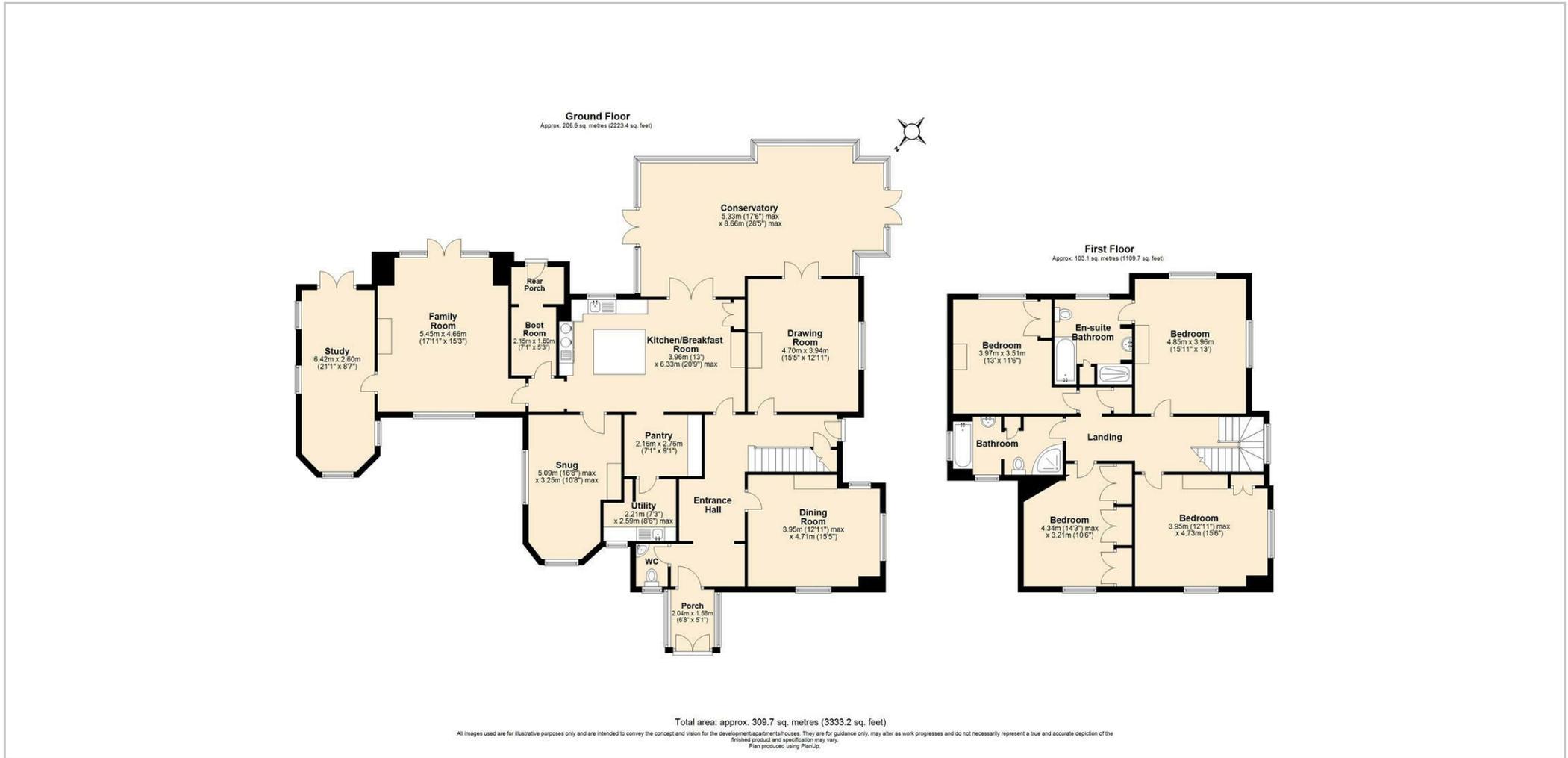
Leaving Shrewsbury travel on the B4380 into the village of Montford Bridge. After passing the public house on the left, continue over the bridge and take the first turning right towards Grafton. After a short distance take the next turning left signposted Adcote and Little Ness. Proceed along this road until reaching a crossroads. Continue straight over the crossroads and follow the road, bearing to the left. Before reaching the junction for Valeswood Lane and Little Ness road, the driveway to The Old Parsonage can be seen on the left hand side, clearly marked with a stone name plaque. What3words [///tokens.ringside,glades](https://www.what3words.com/#!/tokens/ringside,glades)







Floor Plans



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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