



SAMUEL WOOD

The Black Lion, Main Road, Dorrington, Shrewsbury, Shropshire, SY5 7JD

Offers In The Region Of £499,950



The Black Lion, Main Road

Dorrington, Shrewsbury, Shropshire, SY5 7JD



- Grade II Listed Property
- Five Bedrooms & Two Bathrooms
- Cellars
- Approx 7 Miles From Shrewsbury
- Potential for Multi Usage
- Versatile Accommodation over Four Floors
- Five Reception Rooms & Conservator
- Centre Village Location
- Recently Installed Gas Heating & Rewire
- EPC Exempt

A rare opportunity has arisen to purchase this charming idiosyncratic property, offering spacious and characterful accommodation arranged over three floors. Originally, a 16th Century coaching inn, the Grade II listed property retains many original features throughout. It has been fully renovated with recently installed gas fired central heating, an electrical rewire and secondary double glazing. Located in the pretty village of Dorington, there are a number of local amenities including shops, hairdressers, public house and eateries as well as a reputable primary school plus the nearby Shrewsbury Golf Club. Commuters will be pleased to know that excellent road networks ensure efficient links across the county, leading on to the West Midlands, Herefordshire and beyond. Viewing is recommended to fully appreciate the interior and versatility of this delightful property.



Ground Floor Accommodation

With front entrance to the reception hall, there are two front facing reception rooms with bay windows, an inner room leads to cloakroom WC, utility room and third reception room. There is also access to the cellar areas.

The staircase ascends with Jack and Jill style traditional staircases.

First Floor Accommodation

The landing has access to the impressive kitchen day room, smartly appointed with fitted kitchen area and a spacious day room facility with adjacent living room which then leads to the conservatory. There are also two bedrooms together with an attractive family bathroom.

From the landing, a further staircase ascends to:

Second Floor Accommodation

Comprising: three further spacious bathrooms, one of which has an en-suite shower room.

Further stairs ascend to:

Third Floor Accommodation

Comprising a large attic space, providing excellent and further potential subject to required consents.



Outside

The Black Lion occupies a prominent position fronting to the A49, however, benefitting from a delightful enclosed rear garden together with off street parking to the rear via steps leading down from the rear garden.

Garden

Predominantly laid to lawn section with shrubbery and floral borders.

Services at the property

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

Broadband Speed: Basic 19 Mbps & 80 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: tbc

Tenure

We understand the tenure is Freehold.

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, proceed along the A49 South. From the Dobbies roundabout, continue for approximately 7 miles where the property can be found on the left hand side, as indicated by the Samuel Wood for sale sign.







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.