



SAMUEL WOOD

The Hollow, 14 Hope Common, Minsterley, Shrewsbury, Shropshire, SY5 0HF

Offers In The Region Of £675,000



The Hollow, 14 Hope Common

Minsterley, Shrewsbury, Shropshire, SY5 0HF



- Lifestyle Purchase with Income Potential
- House - Three Bedrooms & Two Bathrooms
- Utility & Boot Room with WC
- Triple Garage with Balcony & Hobby/Crafts Room
- Approx 15 miles from County Town of Shrewsbury
- Rural Setting with Far Reaching Views
- Sun Room & Garden Room
- Annexe - Open Plan Living & Shower Room
- Beautiful Landscaped Gardens
- EPC Rating C

An unbelievable opportunity to purchase this 'one-of-a-kind' Shropshire home with lifestyle and income potential. The Hollow is a striking country residence set amidst the unspoilt beauty of the Shropshire Hills, offering a unique combination of character, lifestyle and entrepreneurial opportunity. With origins dating back to the 1700s, this remarkable home has been sensitively updated to blend period charm with modern flexibility, creating a property that is as inviting as it is versatile. The Hollow is a home of substance and character, in a mesmeric location and awaits the discerning buyer seeking something truly special.

The principal residence is overflowing with features that capture the imagination: Tiled floors, arches, exposed ceiling beams, chimney breasts and stone walls. A Belfast sink with antique mixer taps and a range-style cooker add to the appeal of the family kitchen, complemented by a bright garden room and sun lounge, both bathed in natural light.

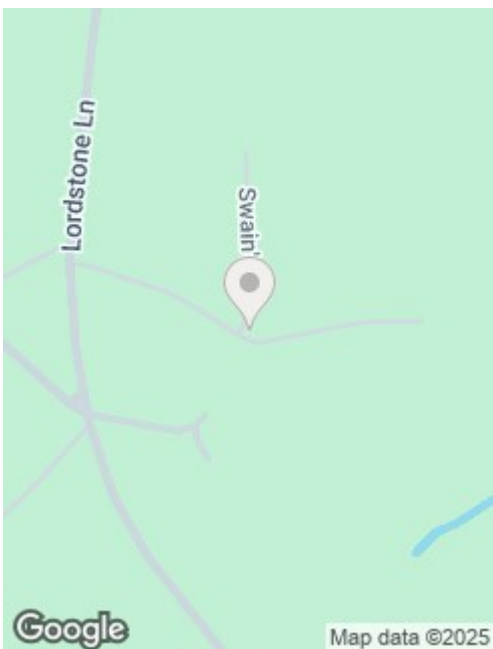
Upstairs, the principal bedroom enjoys a triple aspect with superb views, en-suite facilities and built-in storage. Two further double bedrooms complete the first floor, serviced by a stylish family bathroom.

Beyond the main house lies an ancillary building, arranged over three storeys, which lends itself perfectly to flexible use or income generation. The lower ground floor incorporates a hobby/craft room. The ground floor offers a garage and workshop with a surrounding balcony and the upper floor is currently arranged as a self-contained holiday let with its own private 'step-on' balcony – an enviable retreat with proven income potential.

Set within generous gardens and grounds, The Hollow is surrounded by rolling countryside, yet enjoys excellent connections to Shrewsbury, Church Stretton and key routes further afield. This is a property that offers not only a distinctive home, but also a lifestyle where relaxation and opportunity meet in equal measure.







Directions

Please Note: There is a bridle path next to the property.
 Directions: From Minsterley, take the 2nd exit at the roundabout onto the B4499. Continue on the B4499 for 2.1 miles then turn right onto Lordstone Lane. Continue for 1.8 miles and turn left onto Swain's Lane. Turn left again continuing on Swain's Lane and the property is found on the right a short distance down. what3words: ///stands.carpeted.absorb

Services: We understand that the property has oil heating, mains electricity, mains water and private drainage (septic tank).

Broadband Speed: Basic 1 Mbps & Ultrafast 1800 Mbps
 Results provided by Ofcom and correct at time of listing

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

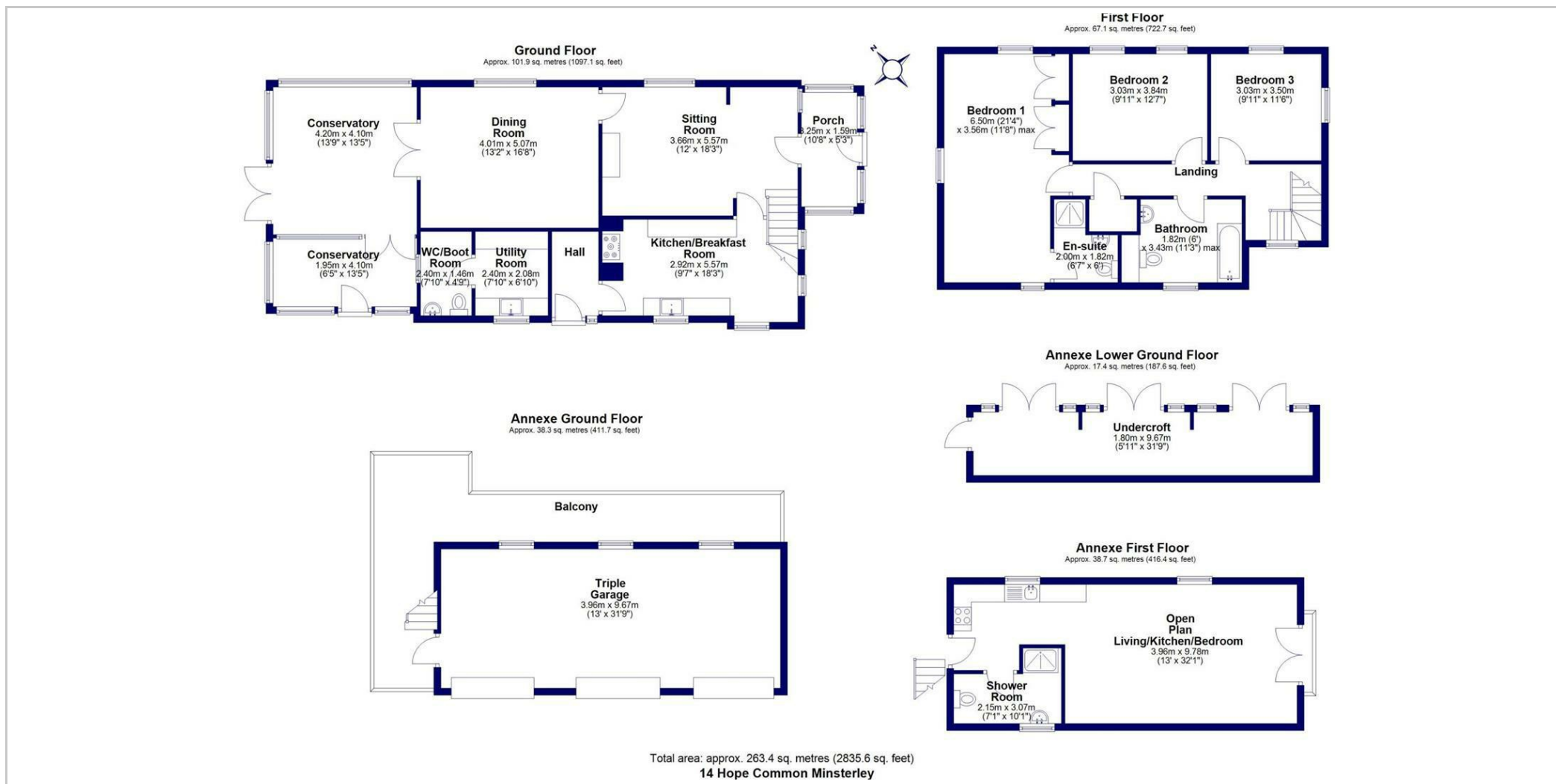
Council Tax Band: D

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.







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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