



Church House Little Ness, Shrewsbury, Shropshire, SY4 2LG

www.hbshrop.co.uk









Offers In The Region Of £600,000

Viewing: strictly by appointment through the agent

The Property Ombudsman

Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act

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Holland Broadbridge

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Wooden framed glazed entrance door gives access to:

Entrance porch

Part glazed door then gives access to:

Hallway

Feature exposed timbers to walls, telephone point.

Door from hallway gives access to:

Sitting room

14'11 x 13'3

Having glazed sash window with pleasing aspect to front, period fireplace, fitted wardrobes, radiator, exposed timber.

Door from hallway gives access to:

Lounge

15'0 x 14'0

Having glazed sash window with pleasing aspect to front, feature open fire set to a stoned inglenook with matching surround and timber mantle, exposed timbers to ceiling, radiator.

Door from lounge gives access to:

Kitchen/breakfast room

20'9 x 15'2

Having a range of base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surounds, quarry tiled floor, radiator, exposed timbers to ceiling, coal effect gas fire.

Part glazed door from kitchen/breakfast room gives access to:

Oak framed garden room

11'11 x 8'5

Having oak framed sealed unit double glazed windows with oak framed sealed unit double glazed roof, tiled floor.

Door from kitchen/breakfast room gives access to:

Utility room

9'11 x 7'3

Having fitted worktop with storage cupboard and drawers below, stainless steel sink with mixer tap over, space for appliances, tiled floor, glazed window.

Doorway from utility room gives access to:

Boiler room

10'5 x 9'3

Having quarry tiled floor, glazed window, radiator.

Doorway from utility room gives access to:

Inner hall

Having radiator.

Door then gives access to:

Cloakroom

Having low flush WC, tiled floor, glazed window to side.

From hallway door gives access to steps which lead down to:













































Cellar

15'3 x 14'5

From hallway stairs rise to:

Half landing

Having two radiators, feature wall with exposed timbers.

Door then gives access to: Bespoke re-fitted bathroom with adjoining washroom/ dressing room

Bespoke re-fitted bathroom

Having a large tiled walk-in shower cubicle, free standing bath, low flush WC, antique style radiator with heated towel rail, glazed window to rear, tiled to walls, LED spotlights to ceiling, glazed window to rear.

Washroom/dressing room

10'11 x 10'0

Having dressing table, vanity unit with two sinks and with mixer taps over, wood effect flooring, glazed window, LED spotlights to ceiling, antique style radiator with heated towel rail.

From half landing stairs rise to:

First floor landing

Having glazed sash window with stunning aspect towards local farmland, countryside and beyond, feature walls with exposed timbers.

Doors from first floor landing then give access to: Bedroom and drawing room

Bedroom

15'3 x 13'5

Having glazed sash window with stunning aspect towards local farmland, countryside and beyond, fitted wardrobes and storage cupboards, radiator, exposed beams to ceiling.

Drawing room/bedroom

17'11 x 15'2

Having glazed sash window to front having a stunning aspect to local farmland, countryside and beyond, sealed unit double glazed window to side, radiator, exposed beams to ceiling.

Part glazed door from drawing room gives access to:

Re-fitted kitchen/breakfast room

21'6 x 15'2

Having replaced eye level and base units with built-in cupboards and drawers, fitted integrated oven with four ring electric hob, space for appliances, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, feature exposed beams, two Velux roof window, radiator, exposed wooden flooring, tiled splash surrounds.

Staircase then leads down to ground floor kitchen/breakfast room

From first floor landing stairs rise to:

Second floor landing

Having radiator, glazed window to rear.

From second floor landing door gives access to: Two bedrooms and shower room.

Bedroom

15'8 x 15'10

Having glazed window to side, fitted wardrobes, radiator.



Bedroom

15'1 x 14'11

Having sealed unit double glazed window to side, radiator, fitted wardrobe, exposed beams to ceiling.

Shower room

Having a tiled shower cubicle, low flush WC, wash hand basin tiled to walls, extractor fan and exposed timbers to ceiling.

Outside

The property has a generous stoned driveway with a neighbouring farm having rights of way over. Adjacent to garden room there is a low maintenance stoned courtyard with raised sandstone beds and a feature:

Agent note 1

We have been informed by the vendor that they own own the driveway, but next door has private vehicular access up the side. They do not use this access for commercial use.

Timber summerhouse

15'9 x 12'0

To the front of the property there is a generous lawned garden with mature shrubs, plants and bushes and is enclosed by sandstone and brick walling. Access is then given to a generous side lawned garden having a variety of shrubs, plants, bushes and trees and again is enclosed by sandstone and brick walling.

Agent note 2

The vendor informs us that the site/barn neighbouring Church House, is being rebuilt (to the side of us) is a Grade II listed timber and brick barn being sympathetically rebuilt, brick by brick and will be only enhance the area to a higher degree, once completed.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND G

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

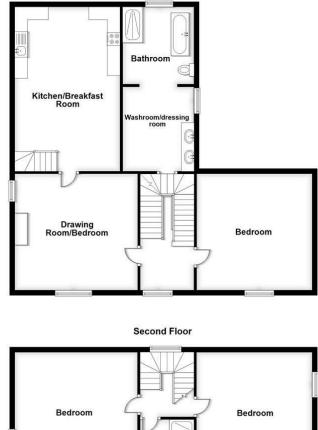
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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.





First Floor