

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

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

**Offers In The Region Of £600,000**

Viewing: strictly by appointment through the agent

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 surrounds, 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 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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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

