

Bordars Croft Pontesford Hill, Pontesbury, Shrewsbury,  
Shropshire, SY5 0UH

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**Offers In The Region Of £575,000**

Viewing: strictly by appointment through the agent

This is a most attractive Grade II Listed, three bedroom detached Country cottage which has undergone / undergoing a high level of improvement / renovation by its existing owners and offers charming, appealing and deceptively spacious living accommodation, whilst occupying a lovely location, within a plot approaching approximately 1 acre with stunning views towards Pontesbury, local Countryside and beyond. The highly regarded village of Pontesbury is within easy reach of Bordars Croft and has a great array of amenities, including Co-op supermarket, bakery, butchers, cafe, public houses, garage, Church and schooling. Pontesbury is situated approximately 7.5 miles south west of the County town of Shrewsbury and is well placed to the local bypass linking up to the M54 motorway network. Viewing comes highly recommended.

The accommodation briefly comprises the following: Entrance hallway, walk-in pantry, ground floor bathroom, dining area, attractive kitchen, lounge, first floor landing, three bedrooms, large studio, outside laundry, generous driveway with turning area, grounds approaching approximately 1 acre, lovely aspect to the rear towards Pontesbury, local Countryside and beyond, electric heating (under-floor to dining area, kitchen and bathroom). Viewing comes highly recommended.

The accommodation in greater detail comprises:

Part glazed stable style door gives access to:

**Entrance hallway**

Having wood effect flooring, large walk-in pantry style storage cupboard with glazed window and tiled floor, with additional walk-in store room to the side. Door from entrance hallway gives access to:

**Dining area**

13'2 x 5'11

Comprising: Glazed windows to rear and front, wood effect flooring with under-floor heating and feature exposed timbers. Arch from dining area gives access to:

**Attractive kitchen**

13'4 x 10'1

Having a range of attractive eye level and base units, built-in double oven, fitted worktops, with inset four ring electric hob, glazed windows to front and rear, ceramic sink with mixer tap over, tiled splash surrounds, wood effect flooring with under-floor heating, exposed timbers to ceiling, integrated fridge and freezer. From kitchen access is given to:

**Inner lobby area**

Having exposed brick flooring. Doorway then gives access to:

**Lounge**

15'3 x 14'4

Having glazed windows to front and rear, exposed painted timbers to ceiling. Door from entrance hallway gives access to:

**Ground floor bathroom**

Having a paneled bath with electric shower over, glazed shower screen to side, low flush WC, circular wash hand basin with taps over, tiled floor, partial feature exposed brick wall with timber surround with upvc double glazed window to side.

From inner lobby area stairs rise to:

**First floor landing**

Having glazed window to front, feature exposed timbers, exposed wooden flooring, large walk-in store / wardrobe, wall-mounted electric paneled heater. Doors from first floor landing give access to three bedrooms.

**Bedroom one**

15'5 x 14'3

Having part sloping ceilings with feature exposed timbers, glazed windows to front and rear, wall-mounted paneled electric heater.

**Bedroom two**

12'2 x 7'2

Having glazed window to side of property, fitted wardrobe, electric paneled heater.

**Bedroom three**

8'10 x 6'7

Having part sloping ceiling with feature exposed timbers and beam to ceiling.

**Separate studio**

Having upvc double glazed door giving access to:

**Hall area**

From hall area, access is then given to:

**Lounge area**

11'11 x 11'10

Having upvc double glazed French doors, wood effect flooring, spotlights to ceiling.

Sliding door from hall area gives access to:

**Kitchen area**

8'1 x 6'8

Having eye level and base units, integrated oven with four ring gas hob, glazed windows with pleasing aspect, tiled floor.

From lounge area, doors give access to bedroom area and walk-in wardrobe area.

**Bedroom area**

9'9 x 8'8

Having upvc double glazed window. Sliding door gives access to:

**En-suite area**

Having tiled shower cubicle, low flush WC, wash hand basin.

**Dressing area**

9'8 x 4'9

Having fitted wardrobes, upvc double glazed window to rear.

Outside the studio is a pleasing raised decked area with takes full advantage of the pleasing aspect towards Pontesbury.

Adjacent to the studio is an:

**Outside laundry / heating area**

15'0 x 6'11

Having pizza oven, (SPACE for washing machine), Belfast sink to side.

**Outside**

The property is approached via a generous driveway with a parking forecourt and turning area. To the front of the property there are tiered lawned gardens containing a variety of shrubs, plants, bushes, trees in addition to fruit trees (some of which include Apple, Plum and Pear). To the rear of the property there is a large lawned garden with mature hedging. There is a useful access to Bogey Lane and a delightful outlook to the rear towards Pontesbury and beyond. The property sits in grounds approaching approximately 1 acre.

**Directions**

From Shrewsbury, head out of Hanwood and Lea Cross. On entering Pontesford continue for a short distance and turn left (signed posted for Pontesford Hill and Earls Hill Nature Reserve). Continue on this road for approximately 0.4 of a mile (just past the Earls Hill Nature Reserve). The property will be found on the right-hand side.

**Services**

Mains water, mains electricity, private 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 D**

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

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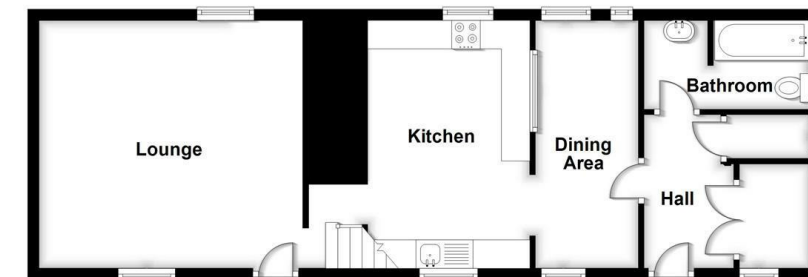
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**FLOORPLANS**

**Ground Floor**



**First Floor**

