

School Farm, Lower Bromlow, Bromlow, Shrewsbury,
Shropshire, SY5 0DU

www.hbshrop.co.uk



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 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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £400,000

Viewing: strictly by appointment through the agent

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

A unique opportunity has arisen to acquire this attractive, spacious and particularly interesting three double bedroom Grade II listed detached stone house, offering a wealth of character and charm throughout, with the added advantage of a large detached Grade II listed timber framed barn which could be converted/re-developed to create further accommodation subject to planning. The property sits in extensive grounds

Wooden entrance door gives access to:

Reception hallway

Having exposed beams to ceiling, quarry tiled floor.

Part glazed wooden door from reception hallway gives access to:

Lounge

17'5 x 12'5

Having glazed windows to front and rear, wood burning stove set to an exposed brick inglenook with inset timber above, exposed beams to ceiling, feature wall with exposed timbers, quarry tiled floor.

From reception hallway door gives access to:

Dining room

13'5 x 12'2

Having part glazed door giving access to rear with glazed window to side, wood effect flooring, dado rail, exposed beams to ceiling, wall light points.

Door from dining room gives access to:

Kitchen/breakfast room

16'10 x 10'3

Having base units with drawers above, storage cupboard, corner display unit, stoned floor, feature exposed stoned walls, glazed windows to front and rear, exposed beams to ceiling, part glazed door giving access to side of property, Stanley oil fired stove, shelved pantry, space for appliances, Belfast sink.

From reception hallway an exposed wooden staircase leads to:

First floor landing

Having exposed wooden flooring, exposed feature timbers and beams, glazed windows providing a pleasing aspect over the property's rear gardens, local farmland, countryside and beyond.

Wooden doors from first floor landing then give access to: Three bedrooms and bathroom.

Bedroom one

18'7 x 13'3 max

Having glazed window with pleasing rural aspect to front, exposed wooden flooring, period fireplace, feature exposed timbers and beams, loft access.

Bedroom two

15'10 max reducing down 12'10 min x 13'9

Having glazed window with pleasing rural aspect to front, exposed wooden flooring, feature exposed timbers, secondary loft access.

Bedroom three

9'10 x 9'9

Having two glazed windows one to front and one to side providing pleasing rural aspects, feature exposed timbers and beams, airing cupboard, exposed wooden flooring.

Bathroom

Having a three piece site comprising: panel bath, pedestal wash hand basin, low flush WC, exposed wooden flooring, glazed window with pleasing rural aspect to rear, exposed timber to ceiling.

Detached timber framed barn

50ft x 18ft

Currently being used as a storage area this could be converted subject to the necessary planning permissions/consents to make further accommodation etc.

Outside

The property sits in generous well established grounds predominantly laid to lawn with a variety of mature trees, bushes, shrubs etc and borders local farmland and offers a stunning aspect towards the countryside and beyond. To the side of the formal gardens there is a generous size paddock. The property sits in grounds approaching approximately 1.2 of an acre.

Wayleaves, Easements and Rights of Way

The property and its grounds sold subject to and with the benefit of all easements, wayleaves and rights of way, declared and undeclared.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself as to the description of the property, and any error or misstatement shall not be annul the sale or entitle any party to compensation in respect thereof.

Directions

From Shrewsbury head out onto the B4386 Montgomery Road and continue through the villages of Yockleton, Westbury, Worthen and Brockton. On leaving Brockton continue past the Cock Inn Public House and then take the first left signposted for Minsterley and Pontesbury. Continue on this road for approximately 0.8 of a mile and turn right signposted for Bromlow. Continue on this country road for approximately 0.6 of a mile and then turn right signposted for Betton and Lower Wood. Proceed for a further 70/80 yards and the property will be found on the right handside clearly identified with our For Sale board.

Services

We believe that mains electricity is understood to be available to the property. With regards any other services connected (or not) we advice buyers to make their own enquires. This is to be verified by the vendors solicitor's during pre contact enquires. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

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.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter.


Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before

bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

