

Station Lodge, Westbury, Shrewsbury, Shropshire, SY5 9DA

www.hbshrop.co.uk



Offers In The Region Of £750,000

Viewing: strictly by appointment
through the agent



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Station Lodge is a Victorian split level three storey detached house originally built as a Hotel by Wem Breweries in 1899. The property retains a wealth of period features and was tastefully extended in 2018 with a stunning open plan kitchen/dining/family living area.

There is an impressive reception hall, dining room, living room, playroom and utility. There are 7 double bedrooms, 2 bathrooms, 2 attic rooms and large cellars. The property benefits from underfloor heating to the extension and central heating throughout provided by a Biomass boiler.

There is a generous sized driveway with turning area plus additional gravel parking to the side, a substantial and interesting detached outbuilding with adjoining stores which could be turned into further accommodation/holiday let etc subject to planning. Large gardens border farmland and the grounds extend to approximately 1 acre showcasing beautiful views of the local countryside.

The property is situated on the fringe of Westbury, a popular village approximately 8 miles from Welshpool and 10 miles from the medieval town centre of Shrewsbury. Commuters will be pleased to know that access to the local bypass is readily accessible which has links onwards to the M54, M5 and M6. Early viewing is recommended.

The accommodation in greater detail comprises

Impressive period arched open porch leading to enclosed porch, with quarry tiled floor, sealed unit double glazed double doors with matching windows to side, gives access to:

Entrance porch

Having period tiled floor, period leaded stained glazed wooden door with matching windows to side, gives access to:

Reception hallway

Having period tiled floor and feature stone steps, coving to ceiling, radiator. large walk-in store with radiator.

Wooden panel door from reception hallway gives access to:

Bay fronted lounge

20'10 max into bay x 16'1

Having wood burning stove set to a tiled hearth with impressive timber fire surround set to an exposed brick chimney breast, walk-in bay with a range of glazed sash windows to front, glazed sash window to side, radiator, exposed wooden flooring, coving to ceiling, dado rail.

From reception hallway wooden framed double doors give access to:

Bay fronted dining room

23'5 max into bay x 16'3

Having walk-in bay with glazed sash windows to front, glazed sash window to side, feature exposed brick chimney breast with open fire, coving to ceiling, dado rail, radiator.

Wooden framed glazed door from bay fronted dining room gives access to:

Lobby

With glazed sash window to side, stained glazed wooden entrance door to front.

Access is given to:

Former gentleman's urinals

Panel door from reception hallway gives access to:

Bay fronted sitting room

19'1 max into bay x 15'2

Having walk-in bay with glazed sash windows, feature exposed brick chimney breast with wood burning stove, wood effect flooring, radiator.

Wooden panel door from reception hallway gives access to:

L shaped utility

16'2 max x 12'8 max

Having wooden eye level and base units, fitted Granite and wooden worktop with inset ceramic twin sink and mixer tap over, glazed sash window to side, tiled floor, radiator, large original shelved storage cupboards, wall mounted extractor fan, space for appliances.

Wooden framed glazed double doors from reception hallway gives access to:

Impressive extended kitchen/diner/family room

30'7 x 19'5

The kitchen comprises: A range of bespoke eye level and base units with built-in cupboards and drawers, fitted Granite worktops with butler sink and drainer unit to side and mixer tap over, free standing AGA cooker, space for an American style fridge freezer, kitchen island with integrated breakfast bar with fitted Granite worktop, oven below, induction hob, storage cupboards, integrated dishwasher, wood effect flooring with underfloor heating, aluminum framed roof lantern, glazed sash window with pleasing aspect to rear.

The dining/family area comprises: Wood effect flooring with underfloor heating, aluminum glazed roof lantern, sealed unit double glazed French doors giving access to rear gardens, sealed unit double glazed windows to side and above offering a pleasing rural aspect, recessed spotlights to ceiling.

Wooden door from kitchen/diner/family room gives access to:





Walk-in pantry

9'8 x 3'10

Having fitted shelving, tiled floor.

Panel door from kitchen/diner/family gives access to:

Rear entrance

Having tiled floor, part glazed door giving access to side and rear of property.

From rear entrance panel doors give access to:

Study

8'7 x 6'5

Having glazed sash windows to rear and side of property, wood effect flooring.

Cloakroom

Having WC with hidden cistern, contemporary wash hand basin with mixer tap over, glazed sash window to side., tiled floor, recessed spotlights to ceiling.

Panel door from reception hallway gives access to a:

Large cellar

Section one 16'1 x 11'4, Section two 9'2 x 5'0, Section three 5'0 x 4'4, Section four 16'2 x 6'11, Section five 16'3 x 9'11, Section six 9'10 x 7'8, Section seven 16'2 x 14'7. Some of the sections have glazed windows and one of them has a UPVC double glazed door to the side of the property.

From reception hallway stairs rise to:

Half landing

With panel doors giving access to: Two bedrooms and family bathroom.

Bedroom

16'0 x 15'5

Having two secondary double glazed sash windows to rear and side of the property, period fireplace, original fitted store cupboard, radiator, coving to ceiling, exposed wooden flooring.

Bedroom

16'0 x 12'8

Having two secondary double glazed sash windows to side and rear of property, original fitted store cupboard, period fireplace, radiator, exposed wooden flooring, coving to ceiling.

Bathroom

Having a three piece suite comprising: Timber style panel bath with shower attachment off taps, glazed shower screen to side, pedestal wash hand basin, low flush WC, two secondary double glazed sash window to rear, radiator, painted exposed wooden flooring, wall mounted extractor fan.

From half landing stairs rise to:

First floor landing

Having radiator, two secondary double glazed sash windows to front, coving to ceiling.

From first floor landing panel doors give access to: Three bedrooms.

Bedroom

17'9 x 16'2

Having three secondary double glazed sash windows to front and side of property, original fitted store cupboard, period fireplace, antique style radiator, exposed wooden flooring, coving to ceiling.

Bedroom

16'1 x 10'0

Having secondary double glazed sash window to side, period fireplace, original fitted store cupboard, exposed wooden flooring, radiator.

Bedroom

16'2 x 9'11

Having three secondary double glazed sash windows to side and front of property, pedestal wash hand basin, radiator, exposed wooden flooring.

From first floor landing stairs rise to:

Half landing

With wooden panel doors giving access to: Two further bedrooms and bathroom

Bedroom

16'6 x 15'1

Having glazed window to rear, exposed wooden flooring, radiator, exposed timbers to ceiling, pedestal wash hand basin, period fireplace.

Bedroom

16'0 x 12'9

Having glazed window to rear, pedestal wash hand basin, exposed wooden flooring, radiator, period fireplace, exposed timbers to ceiling.

Bathroom

Having a three piece suite comprising: Timber style panel bath with shower attachment off taps and glazed shower screen to side, low flush WC, pedestal wash hand basin, exposed wooden flooring, glazed window to rear, heated towel rail, shaver point.

From half landing stairs rise to:

Second floor landing

Having exposed wooden flooring.

Wooden framed glazed panel doors give access to: Two loft rooms.

Loft room one

16'1 max x 13'9 excluding recesses

Having glazed windows to front, exposed wooden flooring.

Loft room two

16'6 max x 16'11 max excluding recesses

Having exposed wooden flooring, glazed windows to front.

Outside

To the right hand-side of the property there is a gravel forecourt which could provide additional parking if required. To the left hand-side of the property there is a generous size driveway with turning area providing ample parking for a number of vehicles. Directly to the rear of the property there is a garden area with natural pond which borders local farmland and takes full advantage of the panoramic views. To the side of this there is a substantial and interesting detached outbuilding with adjoining stores, which subject to planning could provide further accommodation i.e annex / holiday let etc. Any genuinely interested parties will have to make there own enquires to the local planning department with regards to this.

From the outbuilding there is a open fronted barn style structure with adjoining store. From here access then leads to a:

Large lawn garden bordering local farmland

Having lawn gardens, mature shrubs, plants, trees and bushes and takes full advantage of the rural aspect. The vendor informs us that the plot size approaches approximately 1.0 acre.

Directions

From Shrewsbury head out on the A458 Welshpool Road and continue through the villages Ford and Wattlesborough. On reaching halfway house at the crossroads turn left signed posted for Minsterley and Westbury and then continue on this road for approximately 0.4 of a mile and the property will be found on the right hand-side.

Services

Mains water, electricity, septic 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 F

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).

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

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