



The Villa, Red Barn Lane, Off Longden Road, Shrewsbury, Shropshire, SY3 7HR

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

Asking Price £1,800,000

Viewing: strictly by appointment through the agent

This is a unique, imaginatively and exceptionally well designed/engineered 3/4 bedroom detached bespoke property with extensive garaging/parking and two additional cottages that are currently run as a holiday let business, but also have permission for permanent occupation if required. The entire site area which surrounds the properties, extends in total to approximately 1 acre and is in the Kingsland Valley special character area offering a private and peaceful oasis within the Shrewsbury Conservation area. The agents advise that it is not appropriate to undertake drive by viewings for this property. Therefore it is advised viewings can only be made by prior appointment, which is highly recommended by the selling agent.

Accommodation

The accommodation for The Villa briefly comprises: storm porch, entrance hall area, impressive open plan lounge/diner/kitchen, utility room, snug/sitting room, study/bedroom 4, downstairs cloakroom (potential to become wet room), first floor landing, master bedroom with dressing room and ensuite wet room, two further double bedrooms both benefiting from ensuite wet rooms, double and triple aluminium framed powder coated glazed windows throughout. under floor heating to the ground floor, air source heat pump, MVHR heat recovery system, discrete thin film solar panels incorporated within the roof area, extensive and generous driveway with ample parking and turning for several vehicles an extensive double carport with substantial centralised garage/workshop.

Acorn Cottage: A 2-bedroom detached cottage briefly comprising; canopy over entrance, entrance hallway, open plan lounge/dining/kitchen area, 2 bedrooms, wet room, double glazed and LPG gas under floor heating.

Willow Cottage: A 1 bed mews property briefly comprising: canopy over entrance, open plan lounge/dining/kitchen, double bedroom ensuite wet room, LPG gas under floor heating.

There is private allocated parking for Willow and Acorn Cottages complete with independent outside garden area space and storage. The two cottages generate a healthy annual income with accounts being available to view via the vendors to any genuinely interested parties.

Our clients will also consider any genuinely interested buyers' property in part exchange if they are not already under offer (this can be discussed in confidence with Gary Holland who is overseeing the marketing of this prestigious and exciting opportunity). Viewing is strictly by appointment through the selling agent.

Storm porch with contemporary entrance door gives access to:

Hallway area

Having large cloaks cupboard, tiled floor with underfloor heating, large contemporary powder coated aluminum framed double glazed window plus additional powder coated triple glazed window overlooking the property's front gardens.

Door from hallway area gives access to:

Cloakroom

Having WC with hidden cistern, wash hand basin with mixer tap over, set a modern wood effect worktop with store drawer below, tiled floor with underfloor heating, extractor fan and recessed spotlights to ceiling.

From hallway area door gives access to:

Study/bedroom four

16'3 max into recess reducing down to 13'0 x 10'4

having two powder coated aluminum framed triple glazed windows, tiled floor with underfloor heating, recessed spotlights to ceiling, useful shelved storage cupboard.

From hallway area access is given to:

Impressive open plan living/dining/kitchen area

29'4 x 22'4 max reducing down to 19'11

Having large powder coated aluminum framed double glazed sliding patio door giving access to the property's large rear gardens with electrical locking mechanism, tiled floor with underfloor heating, contemporary Stovax wood burning stove, recessed spotlights to ceiling, understairs light display units. The kitchen area comprises: A range of contemporary soft close eye level and base units with built-in cupboards and drawers, integrated Neff oven, Neff microwave combination oven, Neff warming drawer, integrated dishwasher, five ring induction Siemens hob with concealed cooker extractor fan over, powder coated aluminum framed triple glazed roof window, tiled floor with underfloor heating, recessed spotlights to ceiling, a range of powder coated aluminum triple glazed windows to front with matching door giving access to side / front of property, fitted sintered stone worktops, inset stainless steel sink with mixer tap over, kitchen island with built-in pan drawers, integrated breakfast bar, surround sound speakers to ceiling.

Door from kitchen area gives access to:

Utility room

10'10 x 6'4

Having fitted worktops with inset circular sink with mixer tap over, space for appliances below, base unit, tiled splash surround, tiled floor with underfloor heating, recessed spotlights to ceiling, powder coated aluminum triple glazed window to front, store cupboards housing a buffer tank control for the solar panels and heating system for the air source heat pump.

From lounge/dining area door gives access to:

Sitting room/snug with fitted projector

14'2 excluding bay x 13'9

Having large bay with powder coated aluminum triple glazed windows overlooking the property's large rear gardens with additional powder coated aluminum triple glazed window to side, tiled floor with underfloor heating, recessed spotlights and speakers to ceiling.

From hallway area a contemporary staircase leads to:

First floor landing

Having powder coated aluminum framed triple glazed windows to rear.

Doors from first floor landing then give access to: Three double bedrooms.

Bedroom one

20'10 excluding bay x 11'9

Having large walk-in bay with powder coated aluminum framed triple glazed windows overlooking the property's rear gardens plus additional powder coated aluminum triple glazed windows to front, feature vaulted ceiling, sliding door from master bedroom gives access to:





Dressing room

7'11 x 5'11

Having a range of part mirror fronted fitted wardrobes, recessed spotlights to ceiling, loft access. Doorway from dressing room gives access to:

Ensuite wet room

Having a stylishly fitted suite comprising: Wall mounted mixer shower with contemporary glazed shower screen to side, shaped wash hand basin with mixer tap over, WC with hidden cistern, tiled floor, recessed spotlights and extractor fan to ceiling, wall mounted heated chrome style towel rail, tiled floor.

Bedroom two

15'1 x 10'5

Having powder coated aluminum framed triple glazed window to rear, recessed spotlights and loft access to ceiling, etched glass sliding door from bedroom gives access to:

Ensuite wet room

Having wall mounted mixer shower, contemporary glazed shower screen to side, WC with hidden cistern, shaped wash hand basin with mixer tap over with fitted shelving to side, tiled floor with underfloor heating, powder coated aluminum framed triple glazed window to front, recessed spotlights and extractor fan to ceiling.

Bedroom three

16'10 max reducing down to 14'10 min x 10'10 reduc

Having powder coated aluminum triple glazed window to front, recessed spotlights to ceiling, pocket door then gives access to:

Ensuite wet room

Having wall mounted mixer shower, contemporary glazed shower screen to side, wall hung wash hand basin with storage drawers below and mixer tap over, WC with hidden cistern, tiled floor with underfloor heating, recessed spotlights and extractor fan to ceiling.

Energy performance certificate

EPC: A

Please find your energy performance certificate (EPC) at <https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2504-5440-2195-8955>

ACORN COTTAGE

Currently being used as holiday let but has full residential use if required.

Timber canopy over with part glazed wooden entrance door gives access to:

Entrance hallway

Having wood effect flooring, shelved store cupboard with space for appliance.

From entrance hallway access is given to:

Open plan lounge/diner/kitchen

18'5 x 13'5

The lounge/diner area comprises: Wood effect flooring, sealed unit double glazed French doors to rear, exposed timbers to wall and ceiling, wood burning stove (currently decommissioned). The kitchen area comprises: Modern eye level and base units with built-in cupboards and drawers, integrated dishwasher, oven, microwave, four ring electric hob with concealed cooker canopy over, tiled splash surrounds, sealed unit double glazed window to front.

Doors from hallway gives access to: Two bedrooms and wet room.

Bedroom one

12'8 excluding recess x 12'1 max into recess

Having sealed unit double glazed window to rear, recessed spotlights to ceiling, fitted wardrobe.

Bedroom two

9'6 x 6'11

Having sealed unit double glazed window to front, loft access.

Wet room

Having wall mounted mixer shower, wall hung wash hand basin, low flush WC, tiled floor, tiled to walls, recessed spotlights, extractor fan to ceiling, sealed unit double glazed window to side, wall mounted heated chrome style towel rail.

Outside

There are well kept lawn gardens, shrubs and bushes and allocated parking.

Energy performance certificate

EPC: D

Please find your energy performance certificate (EPC) at <https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2125-5440-2395-1901>

WILLOW COTTAGE

Currently a holiday let and having planning to be used as an annex if required.

Timber canopy over, part glazed entrance door gives access to:

Open plan lounge/diner/kitchen

16'11 x 16'4

The lounge/diner area comprises: Wood effect flooring, feature vaulted ceiling with exposed timbers with rain sensed double glazed Velux roof window, sealed unit double glazed bi-folding doors. The kitchen area comprises: Modern eye level and base units with built-in cupboards and drawers, integrated oven, microwave, fridge, slim line dishwasher and washing machine, four ring electric hob with cooker canopy over, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, wall mounted Dimplex smart radiator and full under floor LPG under floor heating with condensing boiler.

Door from lounge/diner/kitchen gives access to:

Bedroom

11'3 x 9'7

Having sealed unit double glazed windows to side, recessed spotlights to ceiling, walk-in wardrobe area with fitted hanging rail and cupboard housing water tank and electricity consumer unit.

Double doors from bedroom gives access to:

Ensuite wet room

Having wall mounted mixer shower, low flush WC, wall hung wash hand basin, tiled floor, wall mounted heated chrome style towel rail, recessed spotlight with built-in extractor fan to ceiling.

Outside

There is a pleasing stone courtyard with raised brick beds, mature shrubs, plants and bushes. Beyond this is allocated parking.

The property and both cottages are approached via substantial stone driveway. Acorn cottage and Willow cottage are serviced by ample off street parking. From the stone driveway access is then given to the Villa's own stone driveway providing ample off street parking for a number of vehicles. From the driveway access is given to two large carports with a centralised vast:

Energy performance certificate

EPC: C

Please find your energy performance certificate (EPC) at <https://find-energy-certificate.service.gov.uk/energy-certificate/2035-1524-9000-0734-9292>

Garage

21'8 max x 15'2 max

Gardens

The front gardens of the Villa comprise: neatly kept lawn gardens, a brick edged stone paved sun terrace, low maintenance stoned sections, lawn garden areas, raised beds with timber sleepers, a array of specimen shrubs, plants and bushes. To the left hand side of the property / rear of Acorn cottage there is a low maintenance stone area with timber garden shed. Access is then given to the well maintained:

Large rear gardens

Comprising: Lawn gardens which lead down to the Radbrook brook, timber summer house with raised decked area to side, log store, mature trees. The rear gardens are enclosed.

Services

Water is private borehole with catalytic carbon filtration plus UV treatment, 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 BANDS

The Villa - Council Tax Band E

Acorn Cottage - Council Tax Band C

Willow Cottage - TBC

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.

