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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

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Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

www.hbshrop.co.uk

Pool Farm House, Hadnall, Shrewsbury, SY4 4AG

www.hbshrop.co.uk



£290,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

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This luxuriously appointed three double bedroomed, former farmhouse must be viewed to fully appreciate the internal character features of the property. Deceptively spacious, it is set within a small development of three converted properties, nestled within the popular and pleasant village of Hadnall. The property has a pleasant outlook over a large pool to the front while being conveniently placed approximately 5 miles north of Shrewsbury with good access onto the M54 and Telford. The village amenities include a primary school, village shops, church, bowling green and public house.

Accommodation:

Entrance hall. Day room. Attractively fitted kitchen/breakfast room. Dining room. Utility room. Cloakroom. Impressive living room. Master bedroom with en-suite. Two further bedrooms. Family bathroom with roll top bath. Gas fired central heating. Easily managed landscaped enclosed rear garden with Indian stone terrace planned for easy maintenance. Two allocated parking spaces.

Directions:

When approaching from Shrewsbury, take the A49 Whitchurch road to Hadnall. Upon entering the village proceed past the New Inn on the left hand side and the entrance to Pool Farm will be found on the right hand side between two stone pillars and bordered by stone walls.

Glazed entrance door to:

Entrance hall

With oak floor, two recess halogen spot lights, partial exposed stone wall staircase leading off, door to:

Day room

15'6 x 11'5 (4.72m x 3.48m)

Two sash windows, attractive fireplace with stone surround and brick inset with arched recess (not used), two wall light points, room thermostat, oak doors to cupboard enclosing electricity meter, trip switches and telephone point with oak shelf over, partial exposed stone wall, radiator, door to dining room

From the hallway, access to

Attractive kitchen/breakfast room

14'7 x 11'2 (4.45m x 3.40m)

Oak flooring, comprehensive range of Oak Shaker style kitchen units comprising stainless steel sink unit with mixer tap over and cupboards and drawers below, matching range of cupboards and drawers, space for dishwasher, matching eye level and wall cupboards and display shelving, space for upright fridge freezer with shelf over, granite work surfaces, tiled surrounds to work areas, concealed LED spotlights below work cupboards, granite work surface either side of matching cupboards, tiled splash backs, Belling stainless steel range-style cooker with glass cooker canopy incorporating extractor fan and two recessed halogen spot lights, 7 recessed ceiling halogen spot lights, sash window overlooking the village pool to the front, double glazed French doors leading out onto the rear garden, radiator, partial exposed stone and brick wall, door to useful under stairs storage cupboard with oak flooring, access can be gained to the day room and a further door to:

Dining room

11'11 x 9'11 (3.63m x 3.02m)

Having Oak flooring, double glazed sash window to the rear, radiator, television aerial point, telephone point, double doors leading to living room, further door to:

Utility Room

10' x 8'4 (3.05m x 2.54m)

Having oak flooring, comprehensive range of fitted modern units comprising single drainer stainless steel sink unit with mixer taps, cupboards beneath, matching eye level wall cupboard, matching double larder style unit with fitted shelving, recess and plumbing for automatic washing machine, recess for tumble dryer, brand new Worcester Bosch gas fired central heating boiler, tiled splash backs, beach work surface, matching eye level wall cupboard, double glazed sash window radiator.

From the dining room, door to:

Cloakroom

With white suite comprising low level WC, wide oriental style wash hand basin with mixer taps and tiled splash back with decorative glass fitting, exposed ceiling timbers, extractor fan, three recessed halogen spot lights, oak flooring, radiator.

From the dining room, double door lead to:

Impressive living room

19'9 x 15'5 (6.02m x 4.70m)

With stunning contemporary remote control electric fireplace with stylish surround and decorative stones, two double glazed windows to the rear garden, double glazed French door leading out onto the rear terrace. 10 rotating halogen spot lights mounted on ceiling mounted track, television aerial point, telephone point, two radiators, oak flooring.

From the Hallway, stairs ascend to FIRST FLOOR LANING

with exposed ceiling timbers, three recessed halogen spot lights, oak flooring, doors to all bedrooms and bathroom

Master bedroom

15'6 x 14'10 max (4.72m x 4.52m max)

Sash window with views to the village pond, further double glazed sash window to the rear, television aerial point, radiator.

Luxurious en-suite shower room

With contemporary which suite comprising fully tiled shower cubicle with mixer unit, low level WC, oriental style wide wash hand basin with tiled splash backs, decorative glass tiling, oak flooring, radiator, wall mounted strip light, extractor fan, four recessed halogen spot lights.

Bedroom 2

15'6 x 11'9 max overall measurement (4.72m x 3.58m max overall measurement)

Sash windows enjoying views towards the village pond, access to roof space, television aerial point, radiator.

Bedroom 3

11'1 x 9'11 max overall measurement (3.38m x 3.02m max overall measurement)

Exposed ceiling timbers, double glazed sash window, radiator.

Family bathroom

With a luxurious white suite comprising tiled shower cubicle with Triton T80 electric shower unit and glazed screens, pedestal wash hand basin, low level WC, part tiled walls with decorative glass tiles, free standing roll top bath, double glazed sash windows with obscured glass, exposed ceiling timbers, five recessed halogen spot lights, wall mounted strip lights, oak flooring, heated chrome towel rail.

Outside

The property is approached by a gravelled forecourt onto a paved entrance way giving access to the front door. The rear garden has been planned with ease of maintenance and enjoy a good size Indian stone terrace area, borders and the reminder being laid to lawn, outside lighting, outside cold water tap, two allocated parking spaces.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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 357000 option 1(sales)

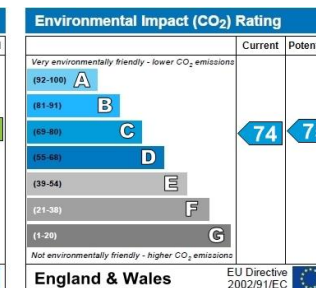
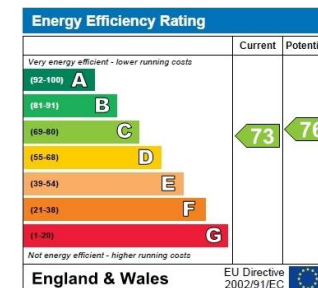
Disclaimer

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

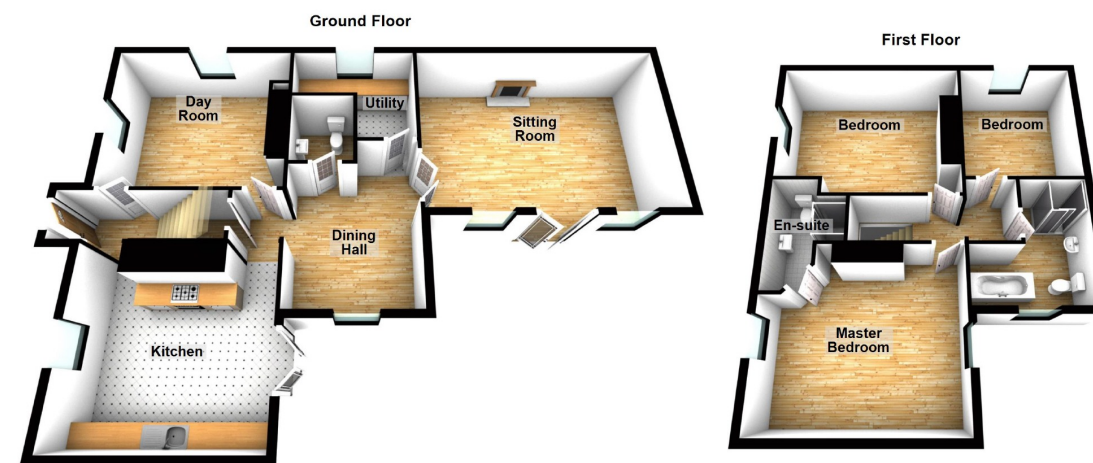
VACANT POSSESSION WILL BE GIVEN ON COMPLETION

AGENTS NOTE:

Under the Estate Agency Act of 1979, it is a requirement to disclose that the Vendor of this property is employed by Holland Broadbridge



FLOOR PLANS



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.