



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Tingles, Wentnor, Bishops Castle SY9 5EE**

**£485,000 Region**

To view this property please call us on **01743 236 800** Ref: C7431/GM/MU



---

# An attractive and spacious 4 bedroomed detached house enjoying wonderful far reaching views.

This attractive and spacious 4 bedroomed detached house enjoys a wonderful village location and boasts stunning far reaching views of the surrounding Shropshire countryside. The accommodation which would benefit from modernisation and improvement has LPG gas-fired central heating and UPVC double glazing and includes : entrance hall, cloakroom/wc, kitchen/breakfast room, utility room, dining room, lounge, study, master bedroom with en suite bathroom, 3 further double bedrooms and principal bathroom. Ample parking and a garage. Large gardens. No upward Chain.

This property occupies a pleasant, yet private, position within the heart of the rural village of Wentnor, which is located to the west of Church Stretton and boasts 2 popular public houses, a village shop and church. Norbury primary schools, which is rated Outstanding, is located only approximately 2 miles away, whilst the popular and well established market town of Church Stretton is approx. 10 miles away and provides an extensive range of amenities including schooling, bus and rail services. The nearby towns of Bishop's Castle and the County town of Shrewsbury are also easily accessible.



---

## INSIDE THE PROPERTY

### ENTRANCE HALL

Part glazed entrance door

### STUDY

7'10" x 9'3" (2.39m x 2.83m)

Window to the front with a pleasant outlook

### LOUNGE

18'10" x 12'10" (5.74m x 3.90m)

Feature fireplace

French doors to the rear garden

Double doors opening to :

### DINING ROOM

11'11" x 11'11" (3.63m x 3.64m)

Window to the rear overlooking the garden.

### KITCHEN/BREAKFAST ROOM

10'11" x 10'9" (3.33m x 3.28m)

Fitted with a range of matching wall and base units comprising of both cupboards and drawers with worktops over and tiled splash

Windows to the side and rear overlooking the gardens.

### UTILITY

5'10" x 7'3" (1.77m x 2.21m)

Fitted with base units with worktops over

Space and plumbing for white goods

Side access door leading to the front and rear of the property

### CLOAKROOM/WC

Comprising low flush wc

Wash hand basin

Window to the front.

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING with built in airing cupboard with double doors. Window to the front with a pleasant outlook.

### BEDROOM 1

11'11" x 10'11" (3.64m x 3.32m)

Window to the rear overlooking the gardens and hills beyond.

### EN SUITE

Comprising panelled bath with shower screen and shower unit over

Pedestal wash hand basin

Low flush wc

Part tiled walls

Window to the side.

### BEDROOM 2

11'11" x 11'9" (3.64m x 3.59m)

Window to the rear overlooking the garden with views beyond.

### BEDROOM 3

11'11" x 12'10" (3.64m x 3.90m)

Window to the side and rear boasting stunning views.

### BEDROOM 4

10'11" x 9'3" (3.34m x 2.83m)

Window to the side boasting stunning views.

Access to eaves storage.

### PRINCIPAL BATHROOM

Comprising panelled bath

Pedestal wash hand basin

Low flush wc

Bidet

Part tiled walls

Window to the side overlooking the village and towards the Church.

## OUTSIDE THE PROPERTY

### GARAGE

Electric door, concrete floor, power and lighting. Gas fired central heating boiler (Providing the heating and hot water)

TO THE FRONT the property is approached through a private gated entrance over a gravelled driveway providing ample parking and turning space and access to the attached garage. Front garden laid to lawn with inset mature trees and shrubs.

To the rear of the property is a particularly good sized GARDEN boasting a high degree of privacy and benefiting from stunning views of the surrounding hills. There is a spacious patio seating area, large lawn area, ornamental pond and orchard with a variety of apple and plum trees, mature trees and hedging, herbaceous borders. The whole is enclosed on all sides by mature hedging and fencing.

---













---

FLOOR PLANS ...

**Ground Floor**  
Approx. 987.1 sq. feet



**First Floor**  
Approx. 874.8 sq. feet



Total area: approx. 1861.9 sq. feet

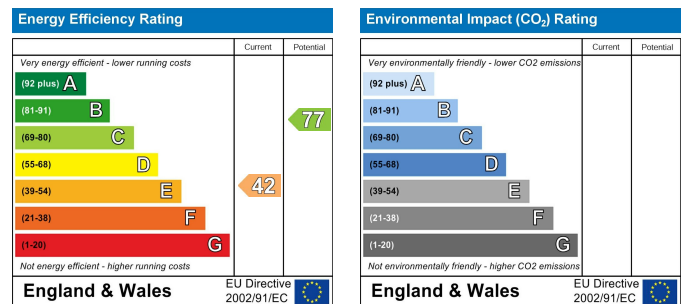
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

---

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed out of town on the Longden Road, through the villages of Hook-a-Gate, Annscroft, Longden and Pulverbach. Continue into the village of Ratlinghope passing The Bridges Public house. Continue along the main road towards Wentnor, taking the left turning opposite The Inn On The Green Public House. Proceed up the lane and in the middle of the village turn right at the T junction where the property will be found on the right hand side before the church.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water and electricity are connected. LPG gas. Private drainage to a septic tank.

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: E

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

**Associates:** Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones