



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Hopton House, Nesscliffe, Shrewsbury, SY4 1DG

£475,000 Region

To view this property please call us on **01743 236 800** Ref: C7534/WM/lrd

A unique and spacious 3 bedroom detached family house

This unique three bedroom detached family house, is in need of partial renovation, but provides spacious and extensive accommodation, benefiting from oil fired central heating and briefly comprising: porch, living room, dining room, kitchen/breakfast room, large landing/office space, bedroom one with balcony, bedroom two and main family bathroom. The property then extends to a utility area, shower room, second living room and bedroom 3, workshop space, double carport, spacious rear garden with picturesque seating areas and countryside views.

There is also a garage/potential commercial/development space, measuring around 1669 square feet, and provides numerous possibilities for expansion; to either extend the current living space or add new features such as parking, courtyard or additional buildings.

The property occupies a pleasant position within the popular village of Hopton, close to Nesscliffe and nestled on the edge of the Nesscliffe Country Park as well as the Cliffe. The village of Nesscliffe has a range of local amenities, including; primary school, petrol station/store and the popular Three Pigeons public house/restaurant. There is also ease of access to the nearby towns of Shrewsbury and Oswestry.



INSIDE THE PROPERTY

ENTRANCE PORCH

French doors leading to:

LIVING ROOM

15'1" x 16'5" (4.59m x 5.00m)

Window to side

A spacious room with Inglenook fireplace

Feature beams

DINING ROOM

16'4" x 16'5" (4.97m x 5.00m)

Two windows to side

Under stairs storage cupboard

Feature beams

KITCHEN / BREAKFAST ROOM

13'9" x 16'5" (4.20m x 5.00m)

Window to side,

Range of matching wall and base units

Oil fired Aga Range cooker

Access to garage/potential commercial/development space

From the dining room, a STAIRCASE rises to FIRST FLOOR

LANDING / OFFICE SPACE

15'0" x 8'1" (4.56m x 2.46m)

Windows to side

BEDROOM 1

15'1" x 16'5" (4.59m x 5.00m)

French doors leading to:

BALCONY

5'0" x 16'5" (1.53m x 5.00m)

Providing superb seating area with countryside views.

BEDROOM 2

15'1" x 16'5" (4.61m x 5.00m)

Window to side and two Velux roof lights, providing ample natural light

FAMILY BATHROOM

Panelled bath

Shower cubicle

Wash hand basin, WC

Airing cupboard

GARAGE / POTENTIAL COMMERCIAL / DEVELOPMENT SPACE

A generous space of around 1669 square feet

Front doors providing access to the road

Two windows to the front

STAIRCASE to:

UTILITY AREA

5'9" x 23'9" (1.75m x 7.25m)

Three windows to rear

SHOWER ROOM

Shower cubicle

Wash hand basin with storage above, WC

Airing cupboard

LIVING ROOM 2

16'6" x 18'2" (5.02m x 5.54m)

From the second living room, a STAIRCASE RISES TO THE TOP FLOOR

BEDROOM 3

16'6" x 18'2" (5.02m x 5.54m)

Window to the side and two Velux roof lights.

OUTSIDE THE PROPERTY

Lovely patio area, perfect for entertaining. Levelled garden with beautiful floral and shrubbery borders. A large portion of the garden is predominantly laid to lawn with fantastic countryside views.

At the top of the garden, there are multiple picturesque seating areas, enclosed on all sides by mature hedging.

Driveway to the side, leading to the double carport, providing ample space for parking.

DOUBLE CARPORT

WORKSHOP

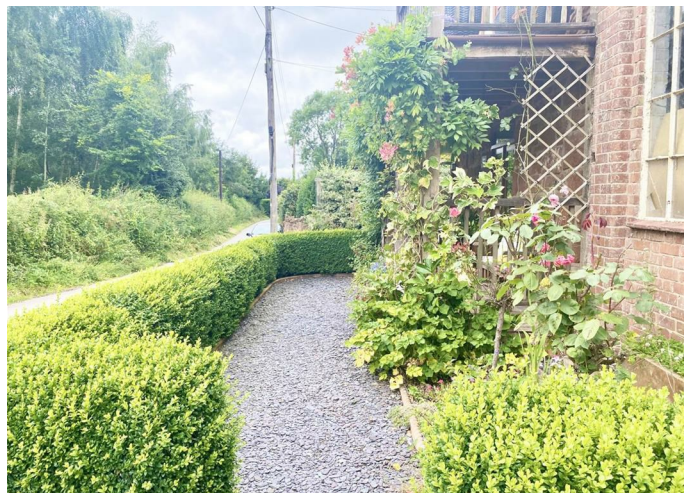
48'0" x 36'0" (14.63m x 10.97m)

Garage doors are 12'x12'









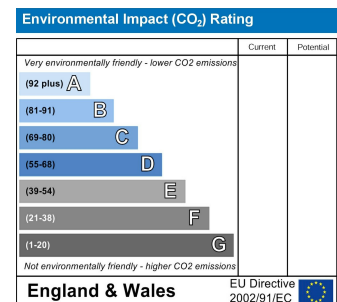
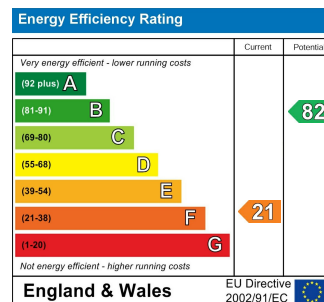
FLOOR PLANS ...



HOW TO FIND THIS PROPERTY

Leaving Shrewsbury town centre across the Welsh Bridge to the Frankwell roundabout. Proceed onto The Mount and follow the road before turning right onto the Welshpool Road. At Churncote roundabout, take the third exit onto the A5. At the next roundabout, take the third exit and follow the road to Nesscliffe. After the Nesscliffe service station, turn right onto Hopton Lane. Travel along Hopton Lane for a short distance. At the left hand bend, the property will be found on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity are connected.
Septic tank drainage. Oil fired central heating.

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



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