





MILLER EVANS

SHREWSBURY'S ESTATE AGENT

St Helena, Well Lane, Hopton, Nesscliffe, Shrewsbury, SY4 1DH

Offers In The Region Of £925,000

# An imposing and superior character filled 5 bedroom cottage with additional 2 bedroom Annexe set on a substantial plot.

This imposing and superior character filled 5 bedroom extended cottage and 2 bedroom annexe, provides well planned and well proportioned accommodation throughout briefly comprising; Entrance hall, drawing room, lounge/dining room, kitchen, snug, living room, utility and kitchen area, 2 WC's, 7 bedrooms, 4 bathrooms. Outside is a spacious driveway and an extensive garden. The property benefits from oil fired central heating and has spectacular views of Nesscliffe Hill.

The property occupies a pleasant position within the popular village of Nesscliffe and is nestled on the edge of the Nesscliffe Country Park as well as the Cliffe and Hopton Hill and offering a variety of recreational pursuits. The village of Nesscliffe has a range of local amenities including; Primary School, Petrol Station/Store and the highly popular Three Pigeons Public House/Restaurant. You are also perfectly positioned for ease of access to towns such as Shrewsbury, Oswestry & many more.

The property could be occupied as a 7 bedroomed house, but there is an annex with a living room, kitchen area and 2 bedrooms which could be used for separate accommodation if desired.







# **INSIDE THE PROPERTY**

#### **ENTRANCE HALL**

# CLOAKROOM/WC

WC

Wash hand basin.

#### LOUNGE / DINING ROOM

23'8" x 11'7" (7.22m x 3.53m)

#### **DRAWING ROOM**

27'0" x 11'7" (8.24m x 3.53m)

#### **KITCHEN**

13'1" x 16'8" (3.99m x 5.07m)

Fitted with an extensive range of matching wall and base units with integrated appliances.

#### **UTILITY AREA**

12'4" x 21'3" (3.77m x 6.47m)

#### **SNUG**

12'4" x 11'7" (3.77m x 3.53m)

#### STUDY

12'4" x 11'10" (3.77m x 3.60m)

#### **INNER HALLWAY**

#### LIVING ROOM

13'9" x 20'4" (4.20m x 6.21m)

# **KITCHEN AREA**

12'4" x 11'9" (3.77m x 3.59m)

Fitted with a range of matching units with integrated appliances.

# WC

WC

Wash hand basin

#### **CELLAR**

12'4" x 20'4" (3.77m x 6.21m)

A STAIRCASE rises to the FIRST FLOOR LANDING

#### **BEDROOM 1**

13'1" x 16'0" (3.99m x 4.87m)

#### **EN SUITE**

#### **BEDROOM 2**

12'4" x 13'4" (3.77m x 4.07m)

#### **EN SUITE**

#### **BEDROOM 3**

14'7" x 8'11" (4.45m x 2.73m)

#### **BEDROOM 4**

14'3" x 11'7" (4.35m x 3.53m)

# **BEDROOM 5**

11'8" x 8'3" (3.55m x 2.51m)

#### **BATHROOM**

Second STAIRCASE rising to LANDING

# **BEDROOM 6**

13'9" x 10'0" (4.20m x 3.05m)

#### **BEDROOM 7**

9'2" x 10'0" (2.80m x 3.06m)

# **SHOWER ROOM**

# **OUTSIDE THE PROPERTY**

Set on a substantial and beautifully maintained plot, St Helena impresses before you even step inside. The generous grounds offer excellent parking facilities, ideal for multiple vehicles or visiting guests, while the surrounding landscape provides far-reaching views across the picturesque Nesscliffe countryside. Bathed in sunlight throughout the day, the garden is perfect for entertaining or relaxing, with a charming summer house adding a peaceful retreat or creative workspace. This idyllic outdoor space truly complements the elegance and scale of the home itself.











































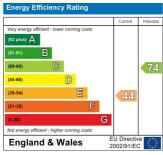
# FLOOR PLANS ...

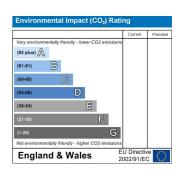


# HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over 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. Follow the road through Nesscliffe and take the right hand turn onto Well Lane, proceed for a short distance and the property is the first on the left hand side







# **SERVICES**

We understand that mains water, electricity, drainage and natural gas are connected

#### **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: G

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:





Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ Tel: 01743 236800 | Fax: 01743 248671 Lettings and Property Management 6 Claremont Hill, Shrewsbury SY1 1RD Tel: 01743 272726 | Fax: 01743 360148 South Shropshire Sales Office 4 The Square, Church Stretton SY6 6DA Tel: 01694 724700 | Fax: 01743 248671



www.millerevans.co.uk | homes@millerevans.co.uk