







## Windyridge, Habberley Road, Pontesbury, SY5 0TN

Offers Over £450,000

Set in approximately 2.2 acres, Windyridge is a three bedroom detached bungalow with an integral single garage carport. The property holds an elevated position on the Habberley Road with fantastic front and rear views and has parking for several small and large vehicles.

Pontesbury, within walking distance of the property, is a picturesque Shropshire village, 8 miles south-west of the market town of Shrewsbury. The village has a wide selection of local amenities that include a local shop, a local butchers and grocery store, a medical centre, primary school and nursery, dentist, hairdressers, chemist, takeaways, a restaurant and several public houses.

The property is sold with No Upward Chain.





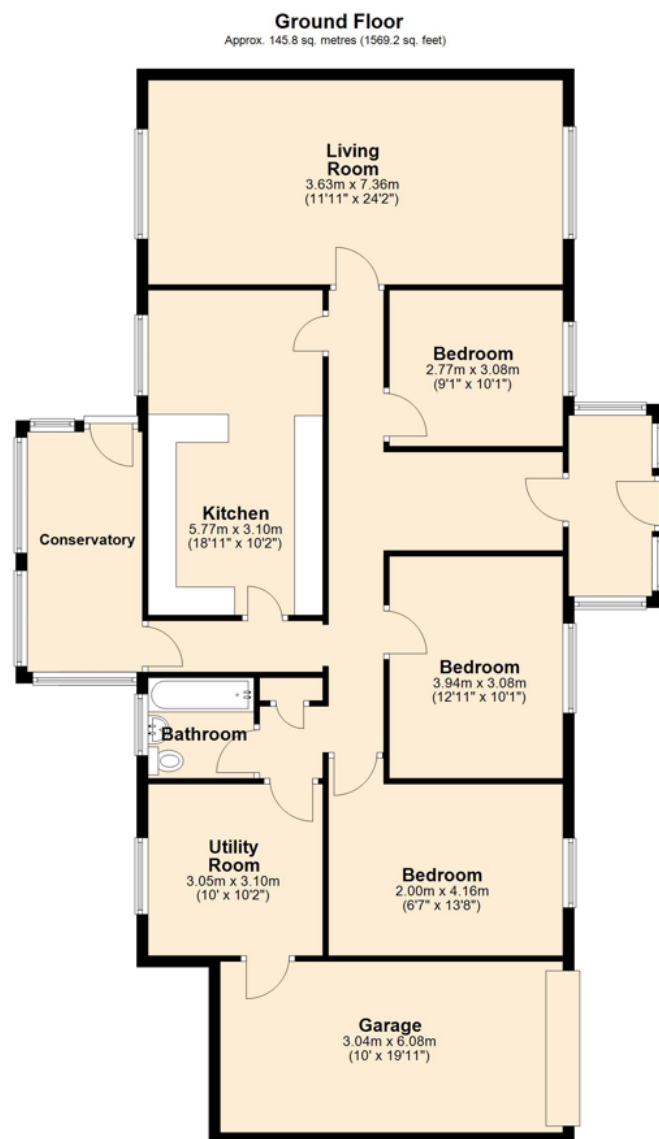






## Floor Plan

(not to scale - for identification purposes only)



Total area: approx. 145.8 sq. metres (1569.2 sq. feet)

## The Accommodation

The accommodation briefly comprises; A living room a kitchen/diner, a separate utility room, three bedrooms and a family bathroom. There is a conservatory to the rear accessed via the internal hallway and a front porch providing access to the property.

The property is bright and airy benefitting from impressive sunrises over Pontesford Hill and breathtaking sunsets from its front aspect.

Windyridge recently underwent redecoration including replastering of part of the property, new internal woodwork and repainting throughout. The modernisation of the kitchen and bathroom fittings, as well as the installation of floor coverings, have been left for a new buyer to 'put their own stamp' on the property.



## The Land

The approximately 2 acre paddock wraps around two sides of the property providing excellent grazing land with a part fence part mature hedged boundary. The land has excellent views of Pontesford Hill, to the rear, with access from the side of the bungalow. The property's gardens wrap around the property including a number of mature trees and small outbuildings including a metal shed and greenhouse.

## The Location

The village of Pontesbury has a wide selection of local amenities that include a local shop, a local butchers and grocery store, a medical centre, primary school and nursery and several public houses. Transport links include a regular bus route providing access into Shrewsbury. The area is noted for its excellent walking offering direct access onto the Shropshire Hills AONB.

## Agents Note

There is an uplift clause for development which excludes agriculture or equestrian, at 40% for 30 years.









**General Services:** Oil-fired central heating, mains electricity, mains water supply, Mains drainage, superfast broadband

**Local Authority:** Shropshire

**Council Tax Band:** E

**EPC Rating:** F

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

### Directions:

From Pontesbury, when coming from Shrewsbury, take the left hand turn onto Chapel Steet (signposted for Habberley) before entering the one way system. Continue to follow the road, turning left by The Plough public house where it becomes the Habberley Road. Continue for approximately 0.3 miles and the property is on your left hand side.

**What3Words ref:///campfires.shimmered.hope**

### Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Bicton Office:

Mercian House, Darwin Court, Oxon Business Park, Shrewsbury,

SY3 5AL

mail@rogerparry.net

01743 791 336



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.