

Roger Parry & Partners

Rock Farm The Bog, Shrewsbury, SY5 0NJ





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Offers In The Region Of £525,000

Located in an area of outstanding natural beauty, this recently renovated detached stone cottage offers a rare opportunity to embrace rural living at its finest. Situated in The Bog, Minsterley, and surrounded by some of Shropshire's most breath taking countryside. Set in approximately 0.71 of an acre of thereabouts, the property enjoys uninterrupted views across rolling hills and natural landscapes, a true sanctuary away from the hustle and bustle of modern life.

Completely off grid and with no mains connection, this home has been thoughtfully updated by its current owners to create a perfect blend of comfortable modernity with traditional charm. The accommodation briefly comprises an entrance porch, an open-plan kitchen/diner featuring a Rayburn, a cosy living room with a log burner, and a bathroom. To the first floor, there are three bedrooms. The principal bedroom benefits from an en-suite shower room and patio doors opening directly onto a balcony, which enjoys views over the surrounding countryside.

















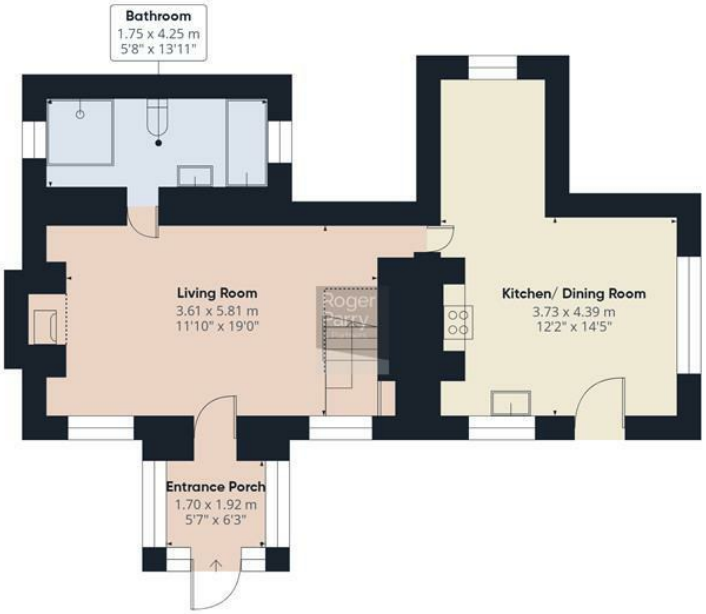




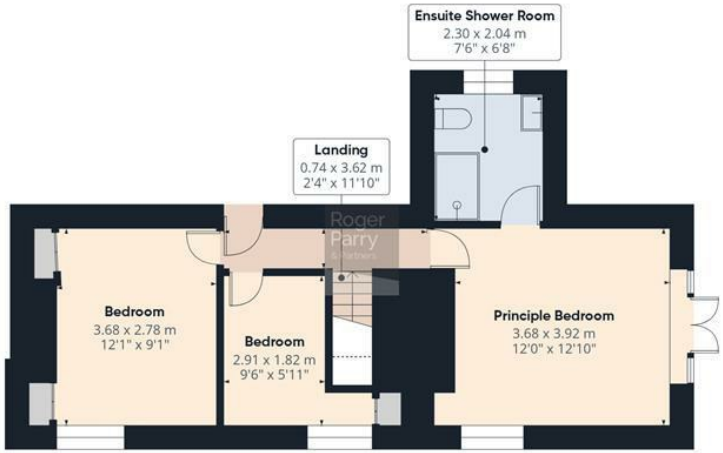



ROCK FARM

Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Approximate total area(1)

95.9 m²

1033 ft²

Reduced headroom

2.2 m²

24 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The surrounding area is renowned for its natural beauty, with immediate access to scenic walking routes and outdoor pursuits, making it perfect for nature lovers and those seeking a quieter pace of life without sacrificing convenience. The nearby village of Minsterley is approximately 6.5 miles away and provides a good range of everyday amenities including junior school, pub, small supermarket and church. Further amenities can be found at the nearby village of Pontesbury.

Entrance Porch
With tiled flooring, door leads to:

Living Room
With wood effect tiled flooring, feature stone fireplace with log burner and stoned hearth and feature beams to ceiling. Door to:

Bathroom
A modern white suite comprising freestanding bath, walk in shower cubicle with shower unit and waterfall head, low level flush wc, wash hand basin with mixer tap, half tiling to walls and tiled flooring

Open Plan Kitchen/ Diner
Fitted with a range of contemporary shaker-style units complemented by wooden worktops, the kitchen features a double Belfast sink with stainless steel mixer tap, a Rayburn, oven, and space for a fridge/freezer and washing machine. A central island provides additional storage and room for breakfast seating, while there is ample space for a dining table and chairs. Finished with tiled flooring and a door providing access to the outside.

Stairs from the living room, lead to first floor landing.

Principle Bedroom
With fitted carpets and feature French doors providing access onto private balcony. Door to:

Ensuite Shower Room
A modern white suite comprising a walk-in shower cubicle with shower unit and waterfall head, low-level flush WC, and a wash hand basin with mixer tap, tiled flooring, heated towel radiator, and extractor fan.

Bedroom
With fitted carpets and two fitted wardrobes providing useful storage.

Bedroom
With fitted carpets and useful storage cupboard.

Outside
The property is approached via a gravelled driveway, providing ample off-road parking for multiple vehicles. There are two useful outdoor stores, offering excellent additional storage space. Set within approximately 0.71 of an acre or thereabouts. The position affords stunning panoramic views over the surrounding countryside, showcasing the area’s natural beauty and creating an idyllic rural setting.

General Notes
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that the property benefits from electricity generated via solar panels with battery storage, supplemented by a generator which provides a key source of power, particularly during the winter months. The water supply is sourced from a borehole with a filtration system in place, and drainage is via private arrangements. The Rayburn cooker is oil-fired, with LPG supplying the hob. We understand the Broadband Download Speed is: Basic 1 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Low. We would recommend this is 1verified during pre-contract enquiries.

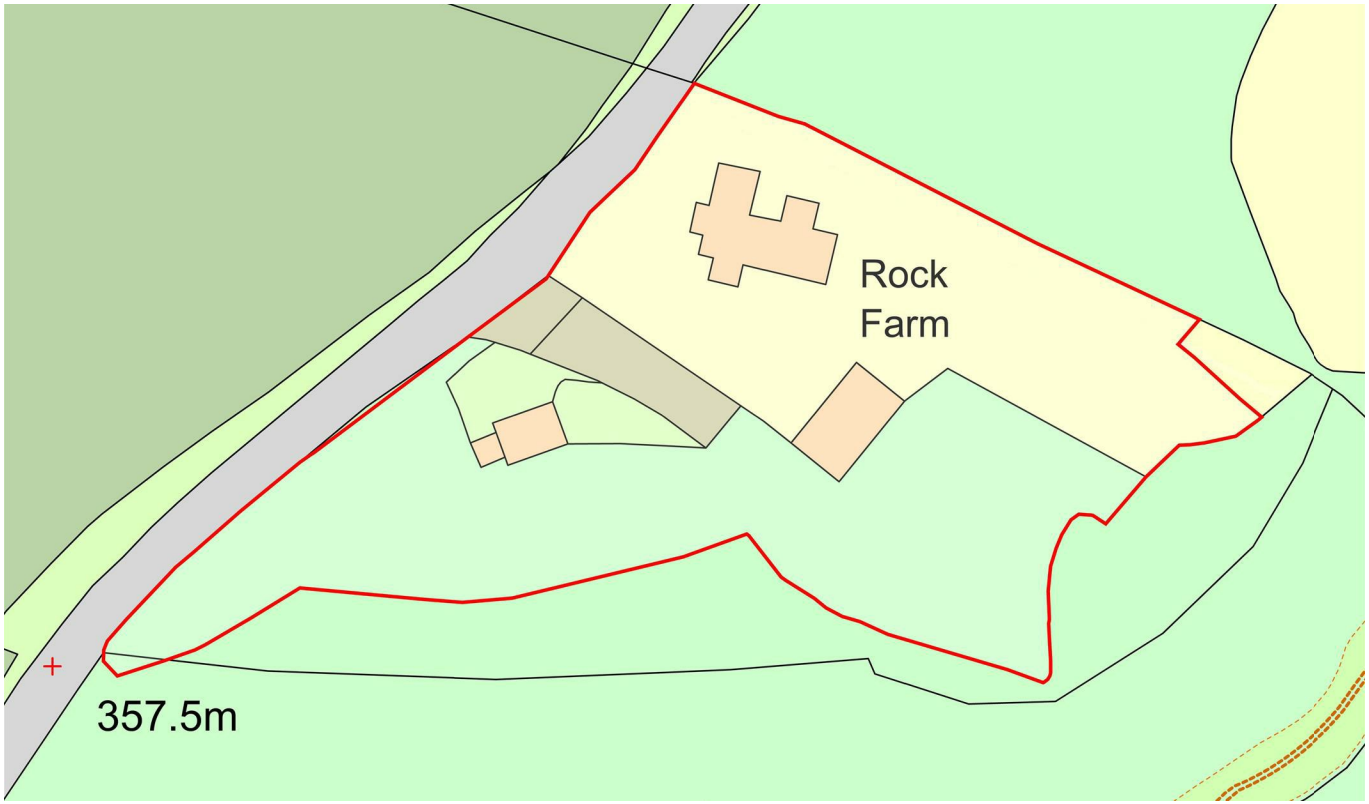
COUNCIL TAX BANDING
We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit

from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



General Services:

Local Authority: Shropshire Council
Council Tax Band: B
EPC Rating: C
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:

What3Words:///records.calibrate.impressed

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

Roger Parry & Partners



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 t o 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 s hould 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 b een 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.