

Roger Parry & Partners

Jasmine Cottage, Habberley, Pontesbury, Shrewsbury, SY5 0TP





Jasmine Cottage Habberley, Pontesbury, Shrewsbury, SY5 0TP
Offers In The Region Of £550,000

Jasmine Cottage is a most impressive, spacious and desirable detached house, providing extensive and versatile accommodation, with attractive mature generous gardens with lovely views, in a sought after rural location. The property boasts a wealth of charm and character, whilst offering flexible and versatile living accommodation.

To the ground floor, there is a living room with feature inglenook fireplace, a generous kitchen/ breakfast room, utility room, panty, home office, dining/ further living space. A feature staircase leads up to the first floor gallery landing and accommodation comprising: principle bedroom with an ensuite bathroom, three further bedrooms, together with a family bathroom. Outside, the property has a generous amount of driveway parking, giving access to the double garage. The gardens are beautifully established and attractively maintained, comprising mostly of large flowing lawns, interspersed with numerous shrubbery beds and borders.

























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



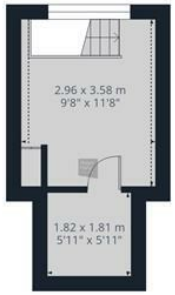
Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Floor 1 Building 2

Approximate total area(1)

242.9 m²

2616 ft²

Reduced headroom

7.8 m²

84 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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Occupying a central location in the pretty village of Habberley, situated approximately 1.75 miles south of the village of Pontesbury. Habberley is the home of the well known Mytton Arms public house. The adjoining village of Pontesbury has an extensive range of amenities including Doctors surgery, an assortment of shops and both senior and junior schools.

Entrance Hall
A Spacious and impressive hallway with wooden flooring, understairs storage cupboard, pantry and radiator.

Living Room
Triple-aspect living room with fitted carpet, featuring a log burner set within an exposed brick chimney breast with an oak mantel, complemented by attractive exposed ceiling beams and pillars. Living room leads through to:

Dining/ Sitting Area
With fitted carpets, exposed beams and pillars, window to the side, wood framed French double doors leading out to the rear gardens.

Kitchen/ Breakfast Room
Featuring attractive wooden beamed ceiling and tiled flooring. A range of matching wall and base units with drawers providing ample storage, complemented by generous worktop space incorporating a stainless steel sink and drainer with mixer tap. Space for a fridge/ freezer. Integrated Zanussi oven and grill, integrated induction hob, and Hotpoint dishwasher. Wood-framed windows overlook the rear garden, and a door leads through to:

Utility
Fitted with wall and base units with worksurfaces over, inset sink with mixer tap, space for appliances, tiled flooring, wood framed window to the rear and door leading out to the rear garden.

Downstairs WC
Fitted with a suite comprising low level flush WC, wash hand basin with tiled surround, fitted carpet and window to the side.

Pantry
Providing useful storage.

Study
With fitted carpet and window to the front.

From the entrance hall, a feature staircase with balustrade rises to a spacious galleried first-floor landing, showcasing beautifully exposed timbers and pillars, fitted carpeting, and a window to the front.

Principle Bedroom
With fitted carpet and wardrobing, exposed timbers and pillars and window to the front.

Ensuite Bathroom
Fitted with a suite comprising: bath with tiled surround and shower attachment, separate corner shower cubicle with glazed sliding door and shower unit, wash hand basin and WC alongside, ladder style radiator, tiled flooring and window to the side.

Bedroom
With fitted carpets and wardrobing, exposed beams and pillar and window to the rear.

Bedroom
With fitted carpets and wardrobing, exposed beams and pillar and two windows to the rear.

Bedroom
With fitted carpets, exposed beam and pillar and window to the front.

Family Bathroom
Suite comprising bath with tiled surround, wash hand basin, low level flush WC, exposed beam and pillar, tiled flooring and window to the side.

Double Garage
With electric up and over doors to the front. Stairs rise to First floor providing a generous storage space and access to SAUNA.

Outside
To the front of the property is a lawned garden and blocked paving driveway providing parking for several vehicles, with access to the double garage. To the side, there is an electric vehicle charging point and a pedestrian gate leading to the rear garden, where you will find an oil tank and greenhouse.

The enclosed rear garden is predominantly laid to lawn, complemented by a paved patio area and well-stocked shrub borders.

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

SERVICES
We are advised that mains electric and water services are connected. Please note the property has oil fired central heating and private drainage arrangements. We understand the Broadband Download Speed is: Basic 1 Mbps & Superfast 950 Mbps. Mobile Service is variable outdoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is F. 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:

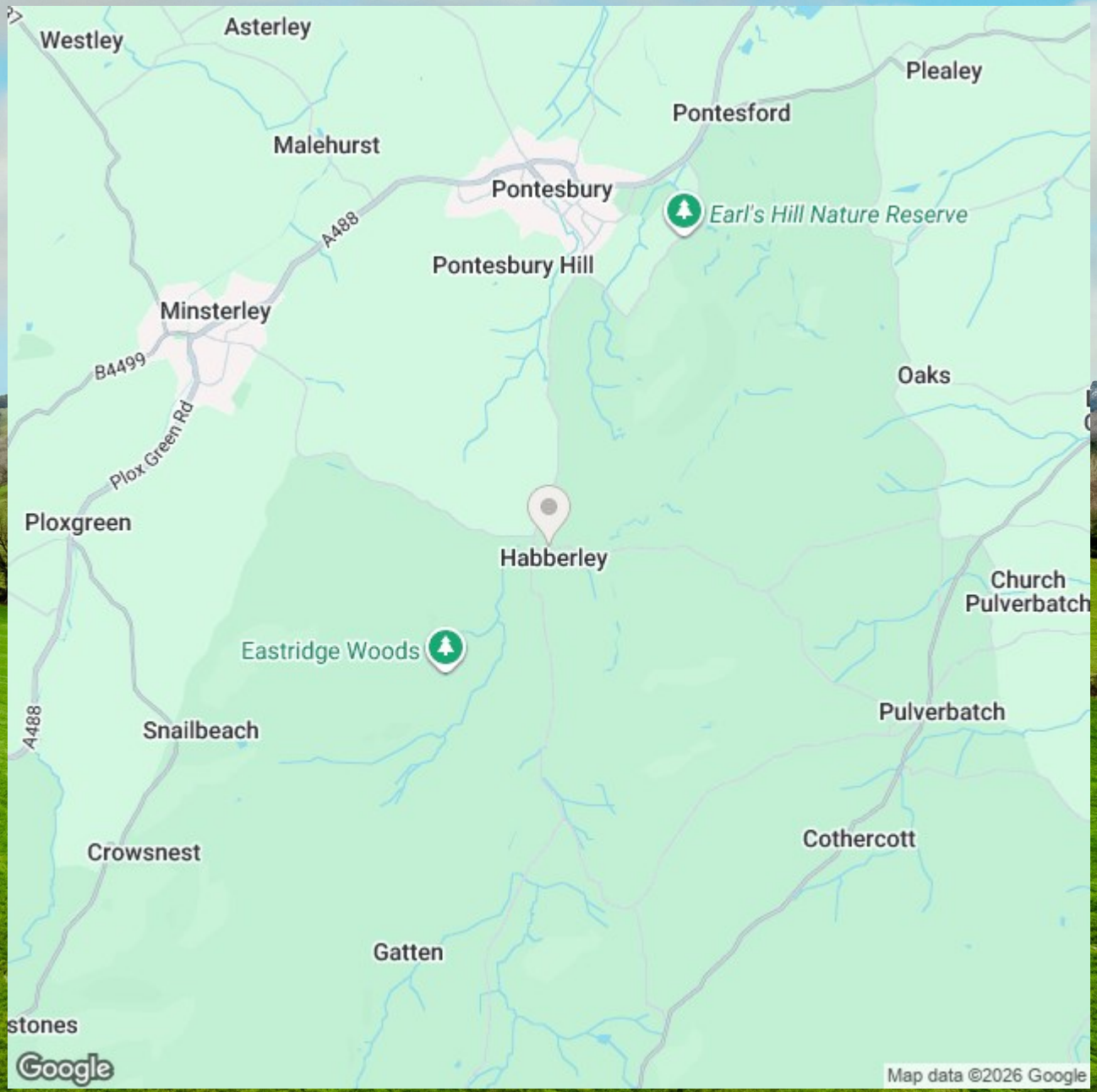
Local Authority: Shropshire Council
Council Tax Band: F
EPC Rating: C
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

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



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.