



Little Haven, White Gritt, Minsterley, Shrewsbury, Shropshire, SY5 0JL

£550,000

This stylish detached 3-bedroom house with a spacious 1-bedroom annexe enjoys a wonderful rural setting with views across to Corndon Hill and The Stiperstones. Standing in extensive grounds, the accommodation provides Entrance Hall, Living Room with wood stove, Dining Room, Kitchen/Breakfast Room, Bedroom 1 with En-suite Shower Room, oak staircase and Galleried Landing, 2 further double Bedrooms, 4-piece Bathroom. The Annexe includes Living Room, Kitchen, double Bedroom, En-suite Shower Room and separate WC. Tandem length Garage. OCH, DG.



Little Haven, White Gritt, Minsterley, Shrewsbury, Shropshire, SY5 0JL

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The Main House

Entrance Porch

Glazed wooden entrance door.

Impressive Entrance Hall

Oak flooring, radiator, useful under stairs storage cupboard, built in cloaks cupboard, staircase with half landing and large store, leads to First Floor Landing.

Living Room

A delightful room with double glazed French doors leading onto the garden and enjoying views to Corndon Hill, double glazed windows, fireplace with cast iron stove set to slate hearth.

Dining Room

Oak flooring, radiator, walk-in double glazed bay window to the front.

Kitchen/Breakfast Room

Fitted with a range of Shaker style units with wooden work tops, 1 1/2 bowl sink unit, integrated electric oven, 4 ring hob and filter hood above, fridge and freezer. Tiled flooring and double glazed window overlooking the garden. Stable door leads to useful covered store area combining as a Utility.

Bedroom 1

Radiator, 2 double glazed windows.

En-Suite Bathroom

Fitted with white 3 piece suite providing bath, wash basin with mixer tap and shower fitting, WC, heated towel rail, double glazed side window and extractor.

Galleried First Floor Landing

Double glazed skylight with far reaching views.

Bedroom 2

Radiator, large double glazed dormer window to the front.

Bedroom 3

Radiator, large double glazed dormer window overlooking garden and views to Corndon Hill.

Bathroom

Fitted with white 3 piece suite including bath with tiled walls round and shower unit over, wash basin and WC, heated towel rail, shaver socket, double glazed skylight to the rear.

Outside - Front

The property has a good frontage, approached through farm style double gates leading onto block paved driveway providing ample parking and turning space and access to the Garage. The garden around is laid to lawn

with rockeries and shrub beds. Access to the side and external power point.

Covered Store Area

Combined as a Utility.

Rear Garden

Approached onto patios and lawn with timber decking to one side, a low brick wall retains lawns and a variety of beds and borders. There are a range of timber stores and log shed to one side. Picket fencing with further garden beyond with trees, bed and borders. There is a small storage barn. The garden enjoys immense privacy and is enclosed by fencing and hedging.

Tandem Length Garage

With ample power and lighting points and door to the side.

The Annexe

Approachd through a double glazed entrance door.

Entrance Lobby

Tiled flooring, further glazed entrance door.

Kitchen

Fitted with white fronted units with laminate worktops and inset sink unit, integrated electric oven and 4 ring hob and radiator.

Separate WC

Wash basin, WC and extractor.

Living Room

Double glazed French doors and windows enjoy views over garden and across towards Corndon, radiator.

Bedroom

2 radiators, 3 double glazed windows, range of fitted bedroom furniture.

En-suite Shower Room

Fitted with contemporary white 3 piece suite including, shower cubicle with electric shower unit, corner wash basin, WC, heated towel rail and extractor.

Council Tax Band G

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



Approx Gross Internal Area
180 sq m / 1935 sq ft



Ground Floor
Approx 131 sq m / 1411 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY

Title number / Rhif teitl CYM77860

These are the notes referred to on the following copy of the title plan.

This is a copy of the title plan on 4 MAR 2026 at 13:22:17. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy, if you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Wales Office.

Dyma'r nodiadau y cyfeirir atynt ar y copi canlynol o'r cynllun teitl.

Copi yw hwn o'r cynllun teitl ar 4 MAR 2026 am 13:22:17. Nid yw'r copi hwn yn ystyried unrhyw gais a gyflwynir ar ôl yr amser hwna hysp yn oed os yw'n arw i'r brosesu yng Nghofrestrfa Tir Eif ar adeg darparu'r copi hwn.

Nid yw'r copi hwn yn 'Copi Swyddogol' o'r cynllun teitl. Dim ond copi swyddogol o'r cynllun teitl fel gystaweth mewn llyth yr un graddau i'r gwreiddiol. Mae hawl gan benon i'ndennid gan y cofrestrdydd os yw'n dioddi' colled o ganyriadol i'ganyriadol mewn copi swyddogol. Os hoffech gael copi swyddogol, mae gwefan Cofrestrfa Tir Eif yn eiddo sut i'wneud hyn.

Mae Cofrestrfa Tir Eif yn ymdrechu i sicrhau bod deledyddau cynlluniau teitl o safon uchel a bod y raddfa yn gywir. Bydd ansawdd a chywirdeb unrhyw engraffid yn dibynnu ar eich engraffydd, eich cyffwrdd a'r copïadau argraffu. Mae'r cynllun teitl hwn yn dangos safle cyffwrdd, nid union llinell y terfynau. Gall fod gwyriadau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr.

Gwilyddir y teitl hwn gan Gofrestrfa Tir Eif Swyddfa Cymru.

Energy performance certificate (EPC)

Little Haven White Girt Manselwy SHREWSBURY SY3 0AL	Energy rating C	Valid until: 23 March 2036
		Certificate number: 3536-0427-3690-0487-0226

Property type	Detached house
Total floor area	155 square metres

Rules on letting this property

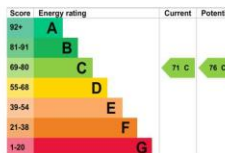
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage