



DINGLESIDE

CHURCH PULVERBATCH | PULVERBATCH | SHREWSBURY | SY5 8BZ





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Shrewsbury 5.5 miles | Telford 20.4 miles
(all mileages are approximate)

A CHARMING SEMI DETACHED COUNTRY COTTAGE, OFFERING
GENEROUSLY PROPORTIONED ACCOMMODATION, LOCATED IN AN
IDYLIC HAMLET.

Charming semi-detached period cottage in a sought-after rural hamlet
Spectacular panoramic countryside views from the rear elevation
Two generous double bedrooms and well-proportioned accommodation
Recently updated farmhouse-style kitchen
Private gated driveway, garage, utility room and useful outbuildings



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words ///plants.optimists.enigma

From Shrewsbury take the Longden road through Hook-a-gate and then Longden. Proceed onto Pulverbatch and at the start of the village turn immediately sharp left to Church Pulverbatch. Proceed over the cross roads and head down the bank, passed the entrance to the village hall and the property will be seen towards the edge of the village on the left hand side.

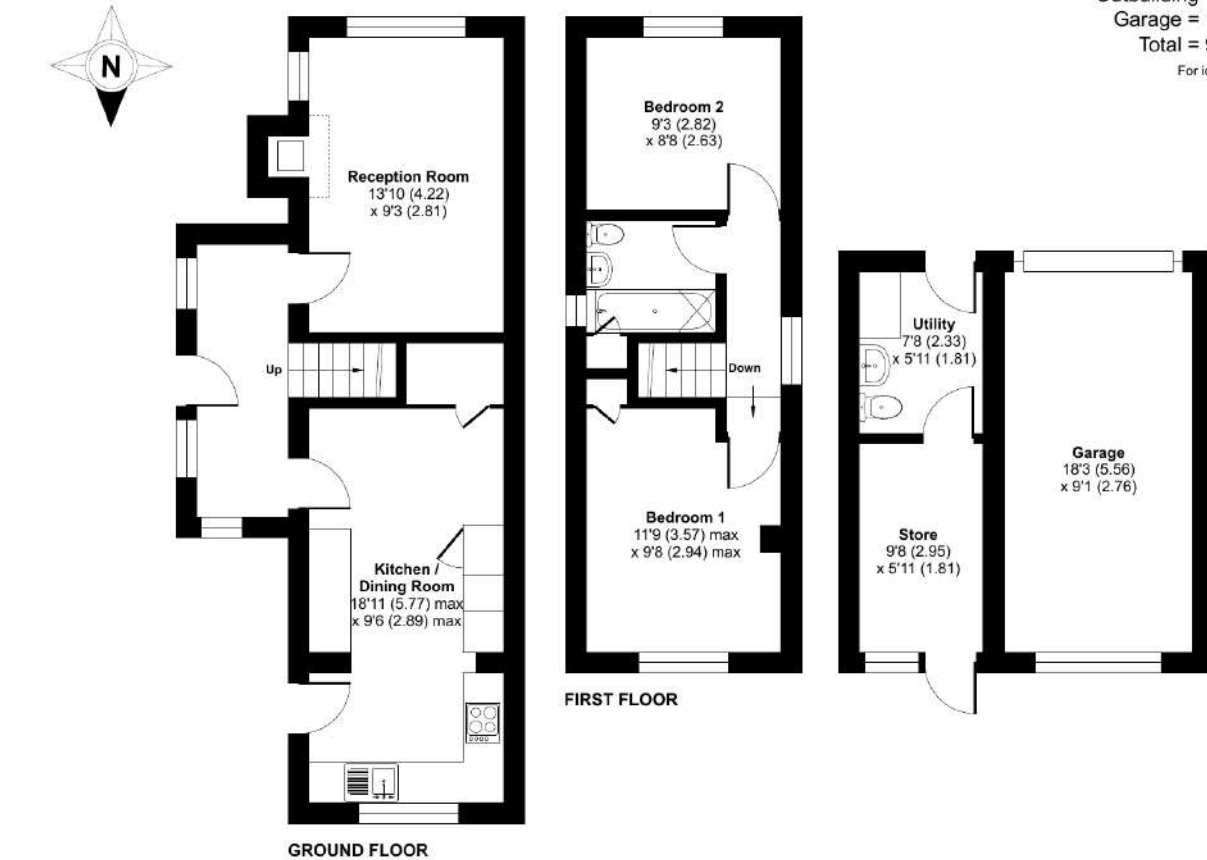
SITUATION

The property is situated in the most charming location within in the sought-after village of Church Pulverbatch. The property itself provides an attractive front aspect and is within a short walk of the local village hall. Slightly further afield is the thriving village of Pontesbury which includes a range of amenities including schools, shops and a medical practice; whilst the route back to Shrewsbury passes through the village of Longden which has a primary school and shop. The county town of Shrewsbury offers an excellent range of amenities including comprehensive shopping centre, social and leisure facilities together with a rail service. There is a bus service to Shrewsbury which stops outside the pub. The surrounding countryside to the village is a noted scenic area with many opportunities for walkers.

PROPERTY

Dingleside presents a rare opportunity to acquire a charming period cottage with exceptional views, beautiful gardens and tremendous potential, set within one of Shropshire's most picturesque rural locations.

Occupying a peaceful position within the picturesque hamlet of Church Pulverbatch, Dingleside is a delightful semi-detached period cottage enjoying beautifully maintained gardens, extensive parking and exceptional far-reaching countryside views.



Approximate Area = 691 sq ft / 64.2 sq m
Outbuilding = 108 sq ft / 10 sq m
Garage = 165 sq ft / 15.3 sq m
Total = 964 sq ft / 89.5 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1479490



Full of character and charm, the property combines original features with a recently updated farmhouse-style kitchen, offering a wonderful opportunity to create a charming village home in one of Shropshire's most attractive rural settings.

Dingleside is approached through double entrance doors opening into an attractive porch, where stained-glass windows provide a fitting introduction to the character found throughout the property.

The reception hall forms the heart of the home, providing access to the principal accommodation and staircase to the first floor. The sitting room is a particularly inviting space, featuring an attractive fireplace with log-burning stove, slate hearth and oak surround, complemented by exposed ceiling beams and windows overlooking the surrounding gardens.

The recently updated kitchen is fitted in a traditional farmhouse style with a range of cupboards and



and drawers beneath work surfaces, together with an integrated oven and hob, stainless steel sink unit and dishwasher. Exposed ceiling timbers further enhance the cottage character, while views towards the rear garden and countryside beyond create a delightful backdrop for everyday living.

The first floor provides two well-proportioned double bedrooms, both retaining period charm through original joinery and wooden flooring. The principal bedroom enjoys attractive views across the rear gardens and open countryside, while the second bedroom overlooks the front aspect. A family bathroom serves both bedrooms and offers scope for further enhancement.

Throughout the property there is excellent potential for sympathetic modernisation, allowing an incoming purchaser to create a wonderful country home tailored to their own requirements.

OUTSIDE

The gardens and setting are undoubtedly among Dingleside's most appealing features. Approached through traditional white picket gates, the property benefits from a generous gravelled driveway providing ample parking and access to the garage and ancillary accommodation.

To the front, the cottage is framed by attractive lawned gardens enclosed by

established hedging and stone wall boundaries, creating an appealing approach and excellent kerb appeal.

The rear gardens are beautifully established and enjoy a high degree of privacy. Designed in a traditional cottage-garden style, they feature mature trees, flowering shrubs and two distinct lawned areas which create a succession of attractive outdoor spaces. A charming paved seating terrace with overhead cover provides an ideal setting for outdoor dining and entertaining, while pathways lead through the gardens to a converted garden building, offering potential as a home office, studio or hobby room.

Beyond the gardens, the spectacular panoramic views across the surrounding Shropshire countryside provide a constantly changing backdrop and reinforce the property's wonderful sense of peace and seclusion. The combination of mature landscaping, rural outlook and exceptional privacy creates an enchanting setting that perfectly complements this characterful country cottage.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system. An air source heat pump has been installed together with new radiators throughout the property.

COUNCIL TAX BANDING

Band - B



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. 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.
2. 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.
3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



