



The Malt House, Broomfields, Montford Bridge, Shrewsbury, SY4 1HN

5 bedroom detached house — £750,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

The Malt House is a unique and very attractive detached property of character providing spacious and versatile accommodation over 3 floors, whilst being in a wonderful setting with beautiful rural views and extensive garden/paddock.

KEY FEATURES

- Very well-presented interior with lots of individual original features as well as modern additions.
- Entrance hall and inner hall with cloakroom, from which there are 2 staircases providing access to the upper floors.
- Separate living and dining rooms with exposed beams. The dining room has oak flooring and the living room a fireplace with wood burner. Both rooms also have glaze doors opening to the garden.
- Good sized home office and a kitchen/breakfast room with separate adjoining utility.
- Accessed via the kitchen is a very useful and extensive lower ground floor room with window, providing fantastic storage space.
- On the first floor there are 2 sizable double bedrooms with en suites. There are 3 further double bedrooms on the second floor with good storage and a family bathroom.
- Double glazed windows and oil fired central heating.
- Gated access to an extensive gravelled driveway and parking area for several cars, from which there is access to a detached triple garage.
- Superb, landscaped south facing gardens adjoining unspoilt open countryside.
- Adjoining the gardens is a paddock with driveway access (ideal for a pony).
- Superb location in an idyllic semi-rural setting, yet only a 10 minute drive from Shrewsbury and a short drive from Baschurch and the Corbet school.

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

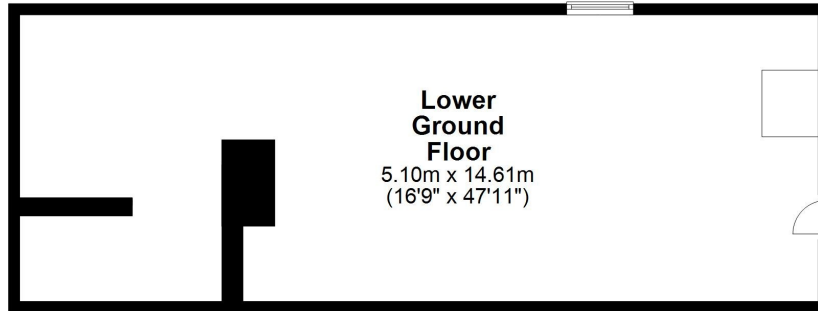
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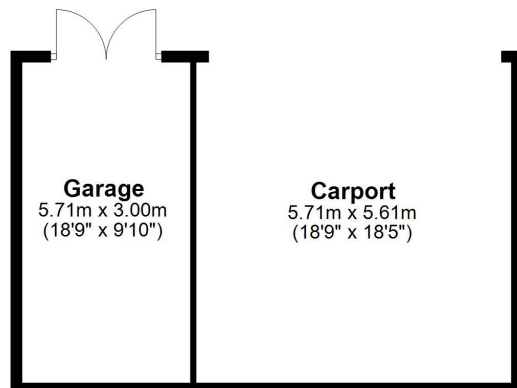
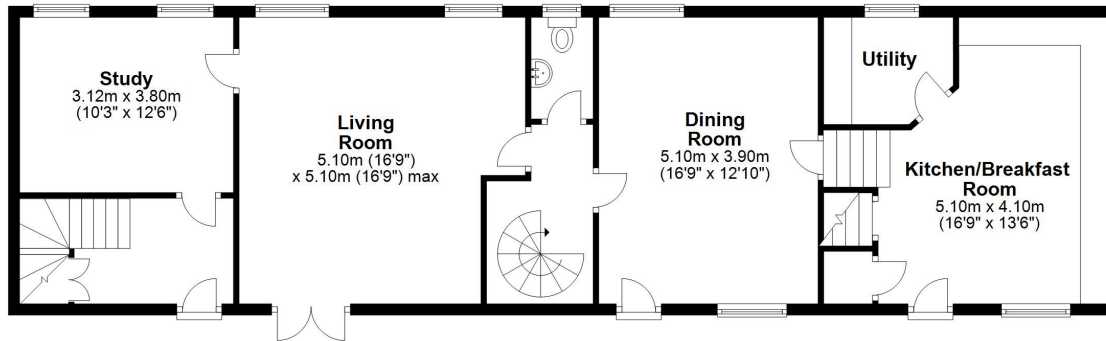
Cellar

Approx. 72.4 sq. metres (779.3 sq. feet)



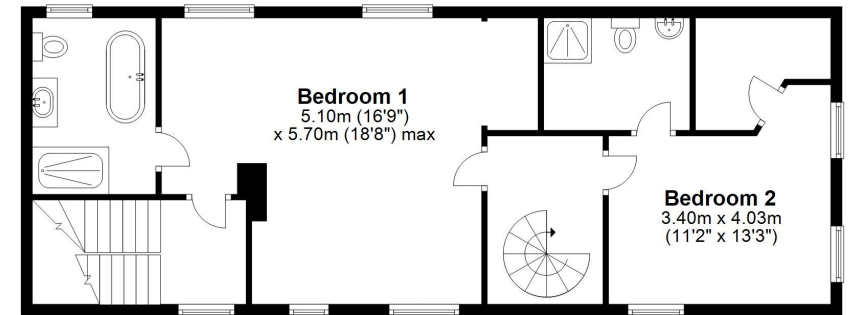
Ground Floor

Approx. 148.5 sq. metres (1598.0 sq. feet)



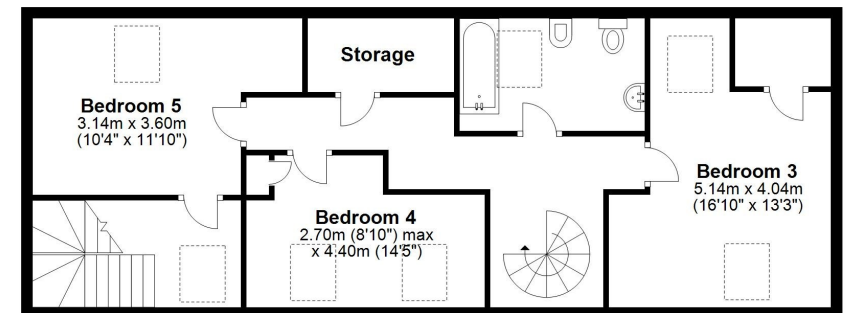
First Floor

Approx. 68.9 sq. metres (741.3 sq. feet)



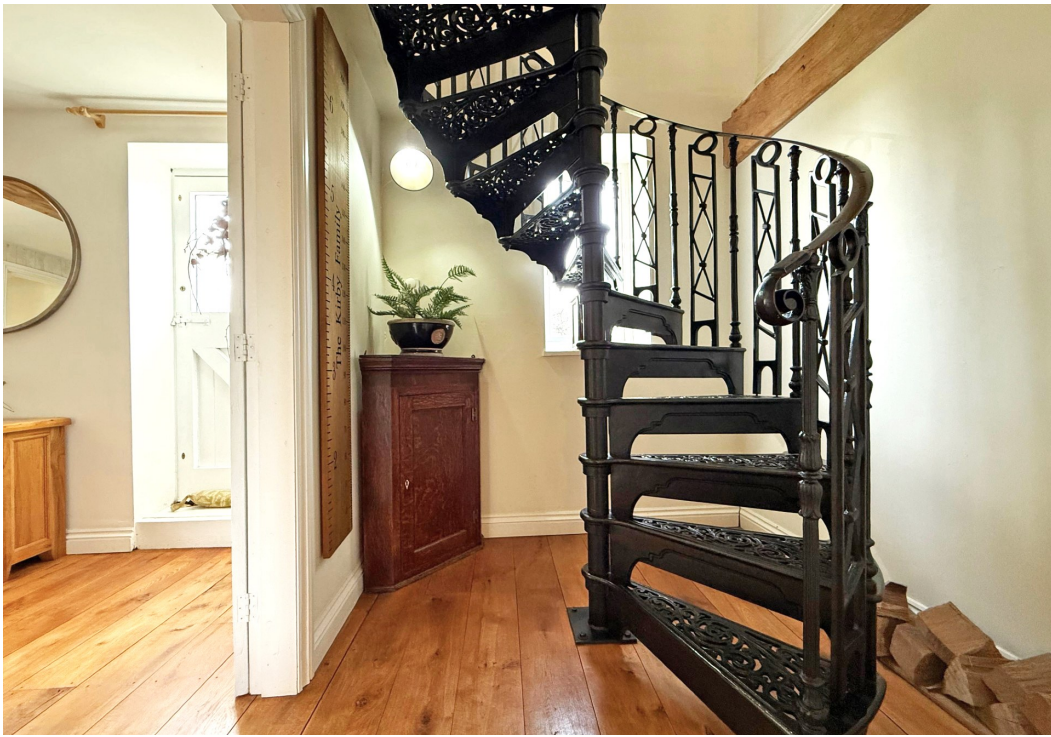
Second Floor

Approx. 73.0 sq. metres (785.4 sq. feet)



Total area: approx. 362.7 sq. metres (3904.0 sq. feet)











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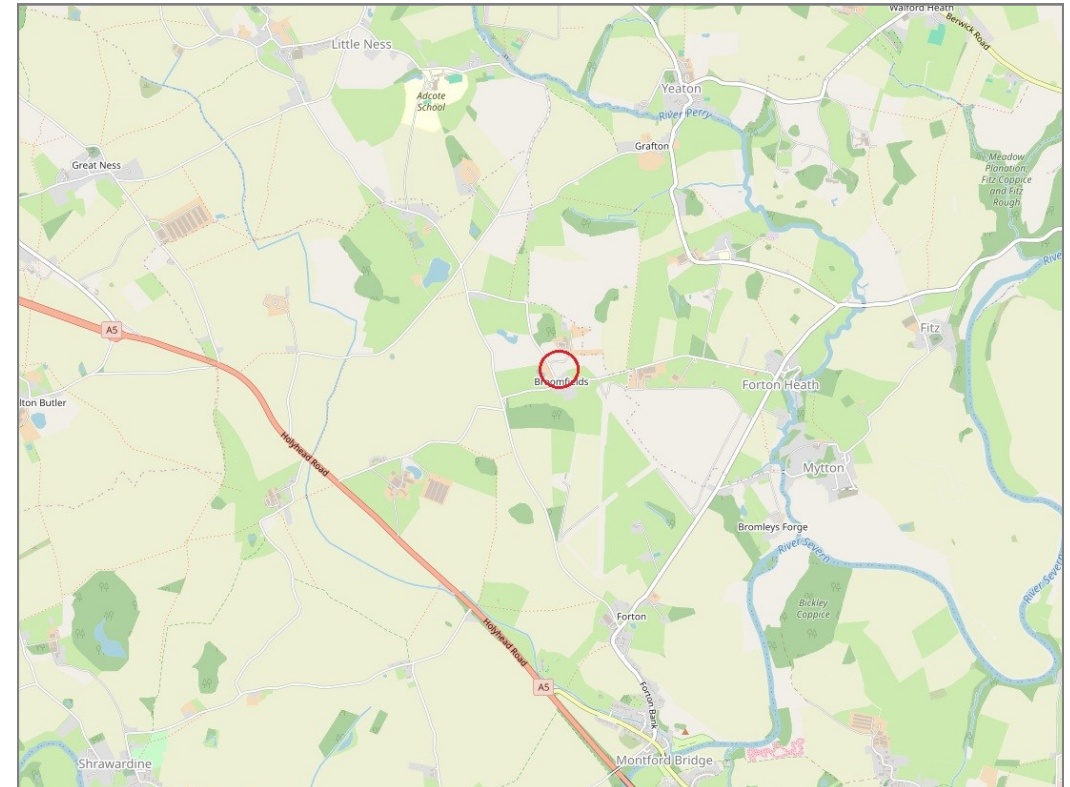
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band G
EPC Band	Band E
Services	Main water and electricity are connected. Septic tank and soakaway. Oil fired central heating.

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



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

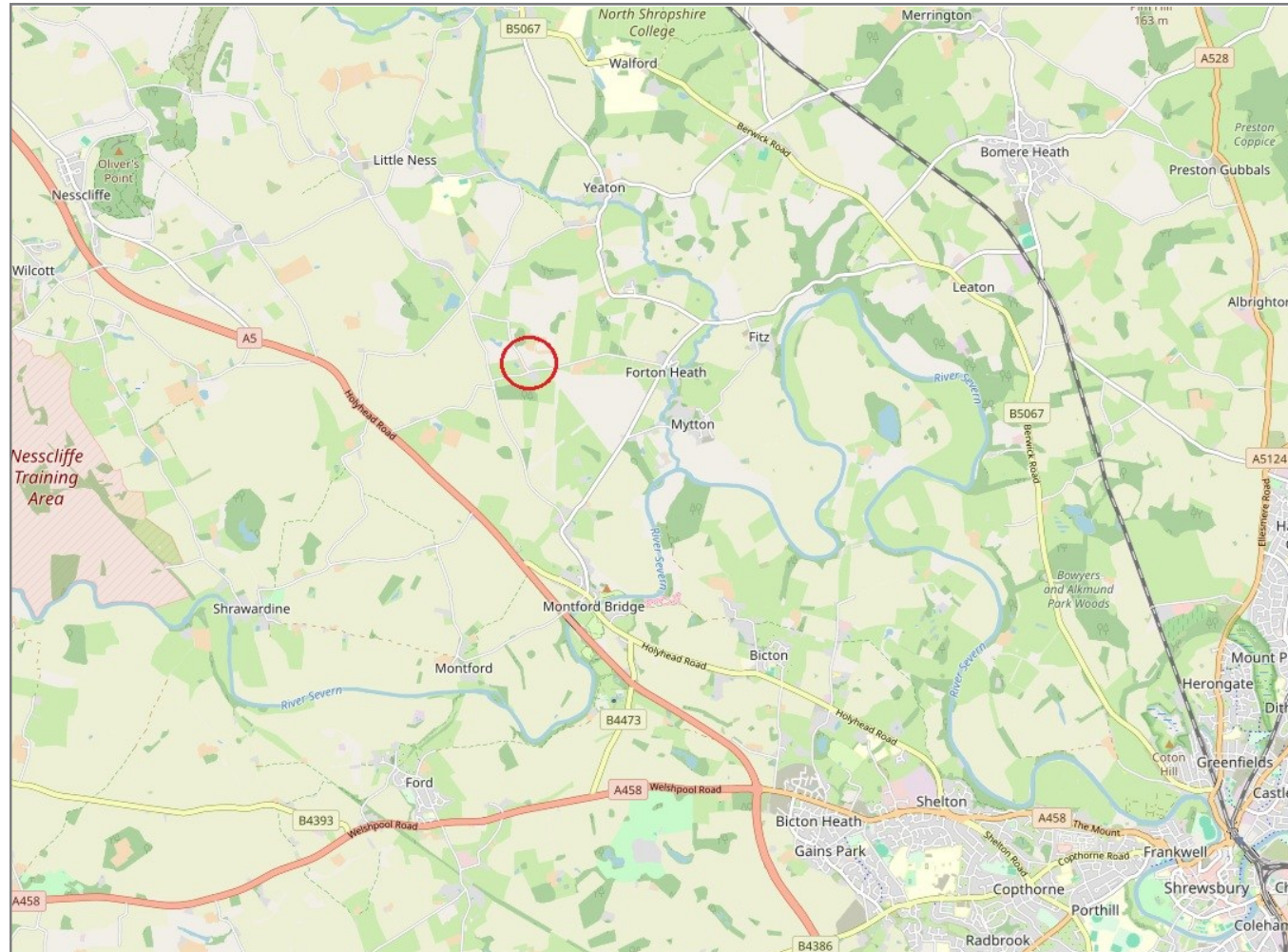
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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