



FOR SALE

Offers in the region of £595,000

12 Perkins Beach, Stiperstones, Shrewsbury, Shropshire, SY5 0PE

A most impressive and extended detached house providing spacious and versatile accommodation, set with attractive large gardens benefitting from countryside views in this most popular rural location. In all about 0.45 acre. NO ONWARD CHAIN.



Mileages: Pontesbury 6.2 miles, Shrewsbury 14.1 miles and Telford 27.7 miles. Mileages are all approximate.



- An impressive extended house
- Spacious versatile rooms
- Attractive large garden
- Countryside views
- Idyllic rural location
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury proceed south west along the A488 to Pontesbury, then onto Minsterley. At the roundabout take the left turn for Bishops Castle and after a couple of miles and arriving at Plox Green take the left turn signposted Snailbeach/Stiperstones. Follow this road for approximately two and a half miles and on entering the village of Stiperstones take the left turn by the telephone box and immediately fork right onto a single track lane. Follow this lane for 0.3 miles and the property will be identified on the right hand side.

SITUATION

The property enjoys a beautiful rural setting amidst an area of outstanding natural beauty. The Stiperstones are renowned amongst hill walkers. From the main access road stunning views can be seen towards the Welsh hills and across the valley. The village itself offers the amenities of a popular local pub, which serves food, a village shop and primary school. Whilst a further range of facilities can be found at Minsterley or Pontesbury. Commuters will be pleased to note that Shrewsbury is easily accessible, as the A5 on its western outskirts feeds through to the M54 motorway and Telford.

DESCRIPTION

12 Perkins Beach was originally an old miners cottage which has been sympathetically extended and refurbished throughout. The property now boasts from areas of contemporary living combined with character cottage features. The current owner has completely rewired and re-roofed the property, along with introducing a new central heating system with the kitchen and utility area now benefitting from under floor heating. The store that adjoins the utility has the footings in place for further extension should purchasers require it. There are modern fittings to the kitchen, bathroom and shower room, whilst the majority of the windows have also been replaced. The property offers three versatile reception rooms. A feature open plan kitchen diner, large utility room and shower room all to the ground floor. There are two separate staircases, one leading to the main two bedrooms and family bathroom, whilst the other gives access to 2 further bedrooms. Outside, there is an extensive golden gravel parking area. The gardens are a most attractive feature comprising of a large paved sun terrace, extensive wrap around lawns together with a free flowing stream and well stocked herbaceous borders. In the gardens there are a number of useful sheds and buildings. Prospective purchasers should be pleased to note that there are some delightful views over surrounding fields and woodlands.

ACCOMMODATION

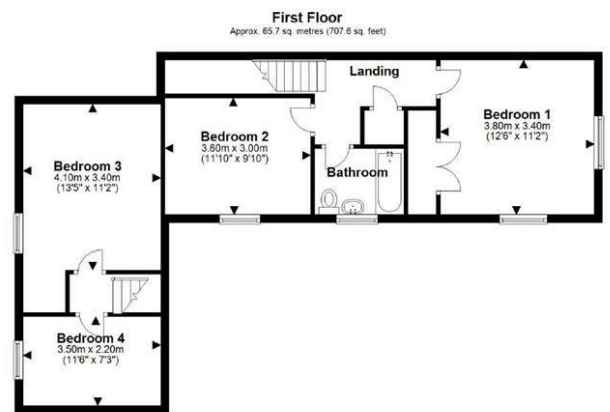
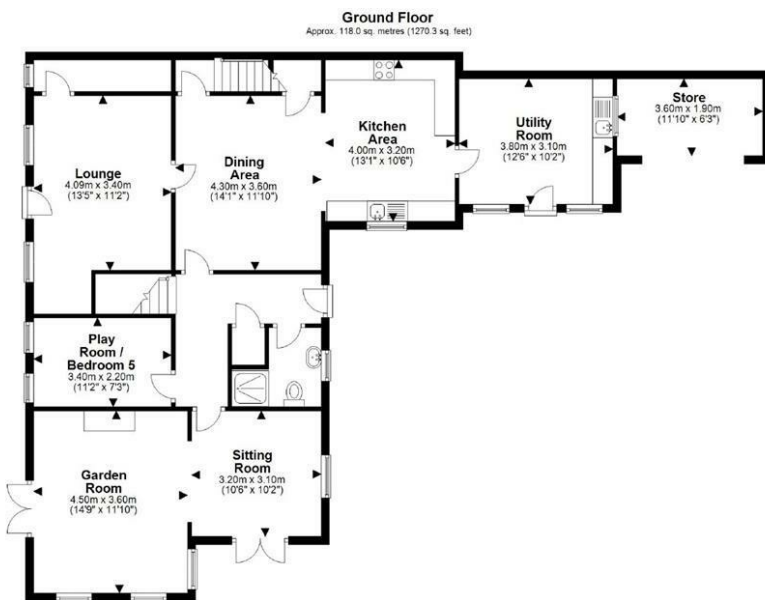
Panelled part glazed oak entrance door leads into:

RECEPTION HALL

With tiled floor. Staircase to first floor and built in storage cupboard. Access to roof space and doors off and to:

SHOWER ROOM

With tiled floor. Providing a white suite comprising low level WC, pedestal wash hand basin and shower cubicle, with inset tiles, mains fed shower and splash screen. Wall mounted heated towel rail.



Total area: approx. 183.8 sq. metres (1977.9 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



LIVING ROOM

With beams to ceiling. Log burner set on glass hearth. Range of windows providing delightful aspect over gardens and surrounding countryside. Twin glazed French doors leading onto a rear raised patio. Twin glazed French doors on to a paved sun terrace.

PLAYROOM/BEDROOM 5

Fitted wardrobe with overhead storage cupboard.

FEATURE OPEN PLAN KITCHEN DINER

KITCHEN AREA

Tiled floor. Providing a range of oak eye and base level storage cupboards and drawers with granite work surface over and incorporating a one and a half bowl sink unit with inset granite drainer with mixer tap over. Rangemaster range cooker with 5 ring gas hob and electric oven and grill. Granite splash. Inset ceiling down lighters. Under cupboard lighting. Integral fridge. Integral dishwasher. Delightful aspect over gardens and countryside. Panelled part glazed stable style door to Utility.

DINING AREA

With oak boarded flooring and beamed ceiling. Built in under stair storage cupboard. Panelled door with staircase to first floor.

UTILITY

With tiled floor. Providing eye and base level storage cupboards. Fitted work top with stainless steel sink unit and drainer and mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Space and plumbing for American style fridge freezer. Space for chest freezer. Inset down lighters. Panelled oak stable door leading to gardens.

SNUG/SITTING ROOM

With beams to the ceiling. Inglenook stone fireplace with log burning stove. Access door to built in storage cupboard with lighting.

FIRST FLOOR LANDING

With inset down lighters. Built in linen cupboard with fitted shelving. Doors off and to:

BEDROOM 1

With dual aspect windows with attractive views. Built in double wardrobe.



BEDROOM 2

With access to loft space. Built in single wardrobe with light.

BATHROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over and rainwater style head. Splash screen. Part tiled walls. Wall mounted heated towel rail. Extractor fan.

FIRST FLOOR LANDING.

BEDROOM 3

With slightly sloping ceiling. Range of built in storage cupboards. Wardrobes and desk unit.

BEDROOM 4

With slightly sloping ceiling. Providing fitted bedroom furniture comprising wardrobes and drawers.

OUTSIDE

The property is approached through a double gated entrance leading on to a generous golden gravel parking area with space for numerous vehicles.

THE GARDENS

Immediately adjacent to the front of the property is an extensive flagged sun terrace which offers an excellent outdoor entertaining space with additional hot tub which benefits from full appreciation of the beautiful surroundings and views. The patio then extends around to the side and rear offering further seating areas and space for potted plants. Two timber and felt storage sheds. Adjoining the utility is a useful covered storage area with power and light points. The majority of the gardens are then mostly laid to lawn and offer a number of herbaceous borders and are flanked by a free flowing stream and natural hedgerow. Crazy paved pathway leads to a former chicken coop which could be utilised for a number of future purposes. A part flagged and gravel pathway then leads to a further expanse of lawn and herbaceous borders and currently contains a timber workshop, two timber and felt storage sheds and a separate log store with additional open fronted store area. Prospective purchasers should note that the property is set in beautiful surroundings comprising of fields and hills.

GENERAL REMARKS

**ANTI-MONEY LAUNDERING (AML) CHECKS**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold although purchasers must make their own enquiries via their solicitor.

SERVICES

Mains water and electricity are understood to be connected. Drainage is to septic tank. LPG central heating. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS

FOR SALE

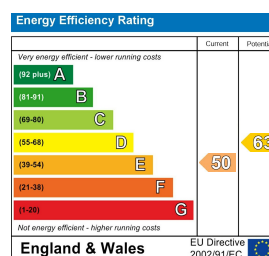
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

01743 236444

Shrewsbury Sales

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