



3 Emstrey Lodge, Atcham, Shrewsbury, Shropshire, SY5 6QP

Offers in the Region Of £620,000

A charming 4-bedroom detached country residence that originally dates back to 1860.

Bordering farmland, the property has recently undergone a full and sympathetic restoration. It presents impressive, versatile accommodation of character, including: Vestibule, Hall, Living Room with wood stove, Dining Area, Enormous Kitchen/Breakfast Room, WC, Utility, Gym. 2 En-suite Bedrooms on the ground floor, 2 further Bedrooms and Shower Room on the 1st floor.

Approximately 0.40 acre plot, double Carport and ample parking. Viewing Essential.



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

Accommodation comprises

Pitched roof Storm Porch with double glazed entrance door.

Entrance Vestibule

An attractive area that combines as a Snug or Study, with quarry tile flooring, double glazed windows, built in utility cupboard with underfloor heating controls.

Main Hall

Quarry tile flooring, built in cloaks cupboard, staircase with exposed wall timbers leads to First Floor Landing.

Living Room

A large, interesting shape room with a wealth of exposed beams, feature stone fireplace with stone hearth and cast iron wood burner inset, 3 double glazed windows and part vaulted ceilings. Openings to either side of the fireplace to Dining Area.

Dining Area

Large double glazed window overlooks a paved Courtyard Garden.

Utility Room

Quarry tile flooring, a range of built in storage cupboard to one wall, double glazed window overlooking the Courtyard Garden, arched door leads to outside.

Gym

Accessed from the Living Room with radiator. This is a clad lean-to to the main house.

Kitchen/Breakfast Room

A large family size room with quarry tile flooring. The Kitchen is fitted with a good range of units with wooden work tops, inset sink unit, matching island unit incorporating a breakfast bar, 2 double glazed windows. A generous Breakfast Area with ample room for a dining table, large radiator, built in storage cupboard, double glazed windows and French doors lead to attractive Courtyard Garden. Door to Inner Hall.

Cloakroom/WC

Half wall panelling and fitted with wash basin and WC, quarry tile flooring and double glazed window to the rear.

Inner Hall

Half wall panelling.

Bedroom 1

Half panelled walls, radiator, built in double wardrobes and double glazed window overlooking the extensive Garden with open countryside beyond.

En-suite Bathroom

Beautifully appointed with impressive 4 piece suite providing: Corner spa bath, corner shower cubicle, wash basin, WC, heated towel rail, double glazed window.

Bedroom 2

A good size double room with radiator and double glazed window overlooking the Garden.

En-suite Shower Room

Fitted with white 3-piece suite including tiled corner shower cubicle, wash basin and WC, tiled flooring, heated towel rail, extractor and double glazed window.

First Floor Landing

Bedroom 3

Radiator and 2 double glazed windows overlooking Gardens and open countryside. Door leads to a store cupboard with further door leading to a large Loft Room.

Bedroom 4

Radiator, wardrobe and double glazed window overlooking the Courtyard Garden.

Shower Room

Fitted with white 3 piece suite providing tiled shower cubicle, wash basin and WC, tiled flooring, heated towel rail and double glazed window.

Outside

The property stands in large grounds, approached through a gateway leading onto an extensive gravel standing providing superb parking facilities. Timber double Car Port. The first section of the Garden is laid to lawn with a selection of mature trees and shrubs, enclosed by timber fencing. The second area of Garden is approached from the Kitchen/Breakfast Room onto a paved Courtyard Garden with the original Well to the property. There is external lighting and a cold water tap. Wrought iron railings and gate lead through to a further area of lawn with useful store.

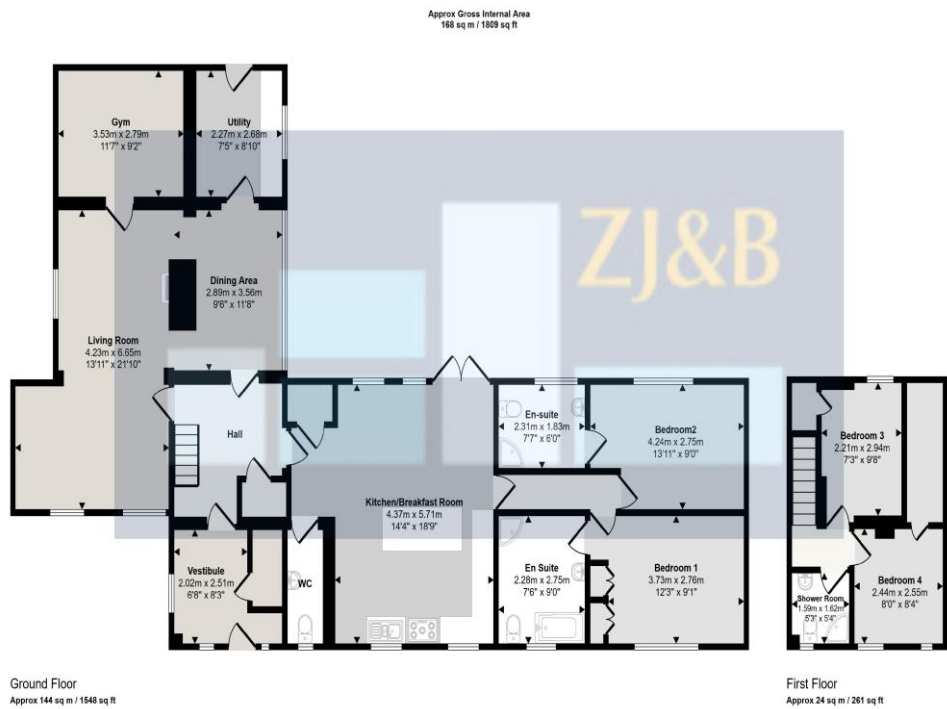
Services

We understand that mains water and electricity are connected to the property. Oil central heating. Septic tank drainage.

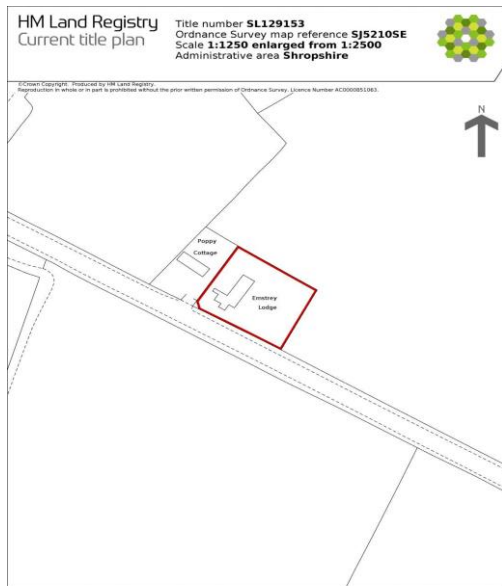
Council Tax Band B

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**



FLOOR PLANS FOR GUIDANCE ONLY



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Energy performance certificate (EPC)

3 Emstrey, Aitcham SHREWSBURY SY6 6DP	Energy rating E	Valid until: 16 November 2028
		Certificate number: 9357-2896-7995-9998-6341

Property type Detached house

Total floor area 145 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

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

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



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