



THE VIEW

LITTLE NESS | VALESWOOD | SHREWSBURY | SY4 2LH





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Shrewsbury 8.7 miles | Oswestry 11.1 miles | Telford 22.4 miles
(all mileages are approximate)

AN IMPRESSIVE CONTEMPORARY RURAL HOME WITH SUPERB OPEN
PLAN LIVING, A DETACHED GARAGE WITH VERSATILE FIRST FLOOR
ACCOMMODATION AND SPECTACULAR VIEWS.

Exceptionally impressive contemporary family home occupying an idyllic private rural setting

Superb open-plan kitchen, dining and living accommodation designed around modern family life

Generous sitting room with log-burning stove and wonderful views across the surrounding countryside

Three double bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom

Large detached double garage with versatile first-floor home office, workshop or potential ancillary accommodation



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words: ///indulges.modern.device

From Shrewsbury town centre, follow signs for the A5 northbound towards Oswestry. Continue along the A5, then take the turning signposted for Nesscliffe and Great Ness. Follow the local road through Great Ness and continue towards Little Ness. On entering Little Ness, proceed onto Valeswood Lane and the property will be found on the left hand side after a short distance.

SITUATION

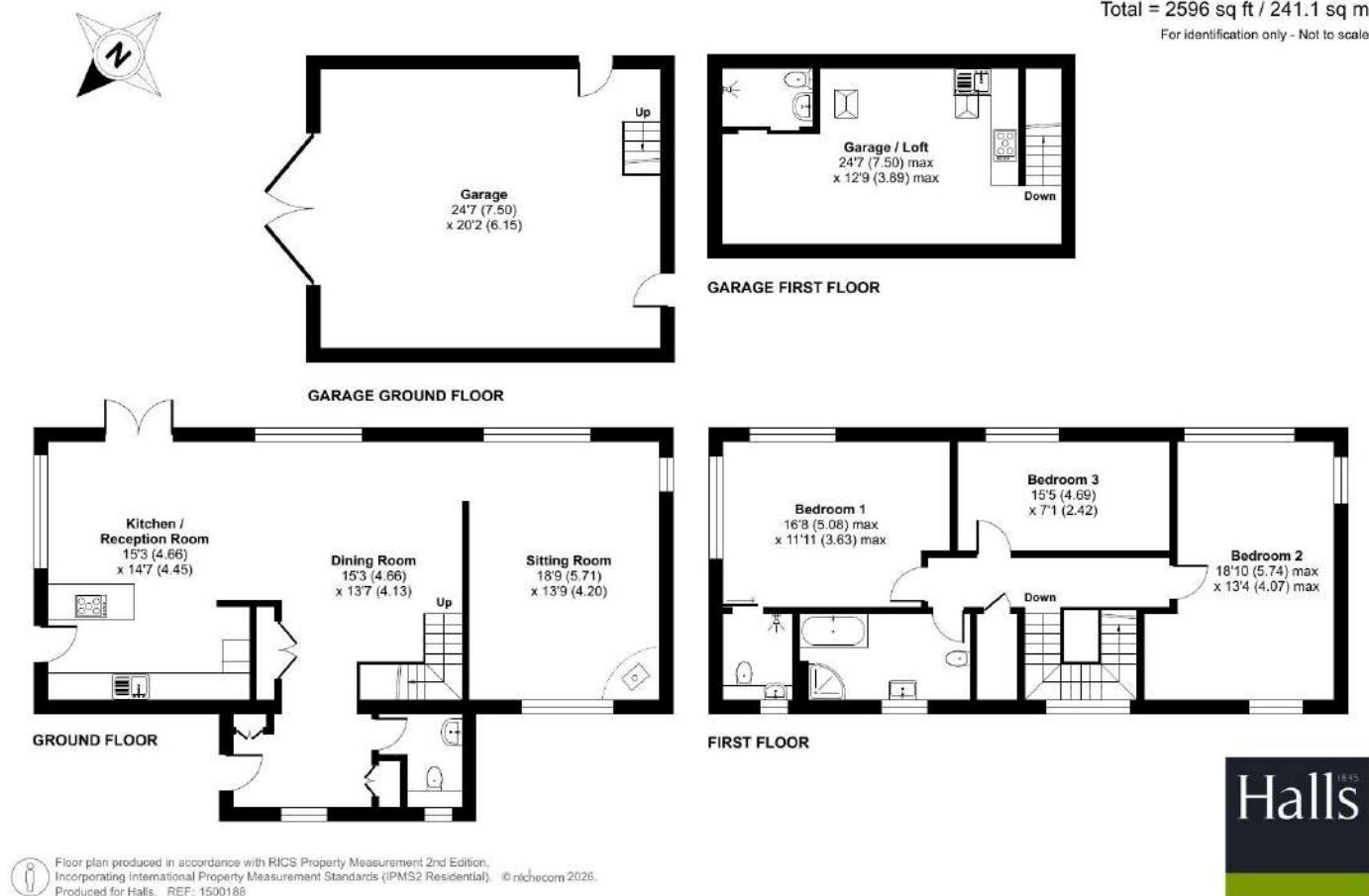
The View is attractively situated just outside the sought after village of Little Ness. The pretty village of Little Ness is surrounded by some of the most stunning English countryside and is close to Nesscliffe Country Park and the Cliffe so there are several fabulous walks on the doorstep. The larger village of Nesscliffe is stone's throw away and enjoys an active village hall, which hosts several events throughout the year, there is also a primary school and a local shop

The historic town of Shrewsbury is about 9 miles away; within the characterful town centre there is an abundance of excellent independent shops and cafes as well as supermarkets. Shrewsbury is renowned for its great food and drink with several excellent restaurants and pubs, every year the town plays host to a plethora of music and food festivals, normally held in and around the grounds of the breath-taking Quarry Park.

A regular rail service to London is accessible at Shrewsbury Station whilst the A5 links through to the M54 and national motorway network beyond. International airports are available in Birmingham, Liverpool and Manchester.

PROPERTY

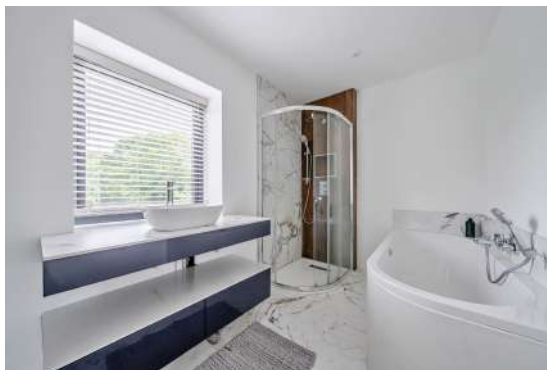
The View is a decidedly impressive contemporary home, occupying an enviable and peaceful position within the Shropshire countryside at Little Ness.



Created with considerable thought and an obvious appreciation of modern architecture and rural living, the property provides a particularly successful combination of contemporary design, excellent insulation and highly practical family accommodation. The result is a home which feels both sophisticated and comfortable, with the surrounding landscape playing an important part in the overall design.

At the heart of the property is an impressive open-plan kitchen and dining area, providing a wonderful social space and the natural hub of the home. The accommodation has been designed to make the most of the property's exceptional setting, with generous areas of glazing drawing in natural light and providing attractive views across the surrounding countryside.

A large and welcoming sitting room provides a more intimate space for relaxation and features a log -



burning stove, creating a particularly warm and inviting atmosphere.

The open reception hall provides an impressive introduction to the house, with the contemporary design continuing throughout the remainder of the accommodation. There are three well-proportioned double bedrooms, including a principal bedroom with its own en-suite shower room, together with a well-appointed family bathroom. Bedroom two has been thoughtfully designed so this could be split into two equal sized rooms making it a four bedroom house.

Particular attention has been given to the home's thermal performance, with the property being exceptionally well insulated and benefiting from underfloor heating throughout the ground floor. This provides a comfortable and efficient modern living environment whilst complementing the quality of the construction.

OUTSIDE

The View is approached via a private driveway which leads to a generous hardstanding area, providing ample parking and access to the detached garage.

The large detached double garage is a particularly valuable addition, providing excellent garaging and storage at ground-floor level, with versatile accommodation above. This first-floor space offers considerable flexibility and could provide an excellent home office, studio, workshop or ancillary accommodation, subject to any necessary consents.

The gardens are well positioned around the property and have been designed to complement the contemporary architecture and spectacular rural setting. There is space to create a generous patio or terrace to one side, whilst the gardens extend around the other elevations.

To the rear, a delightful al fresco entertaining area takes full advantage of the property's exceptional outlook, providing an idyllic setting in which to dine, entertain or simply enjoy the surrounding countryside.

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. Air source heating.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - E



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

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 or hedges.

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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate 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 £36 (including VAT) per purchaser.



