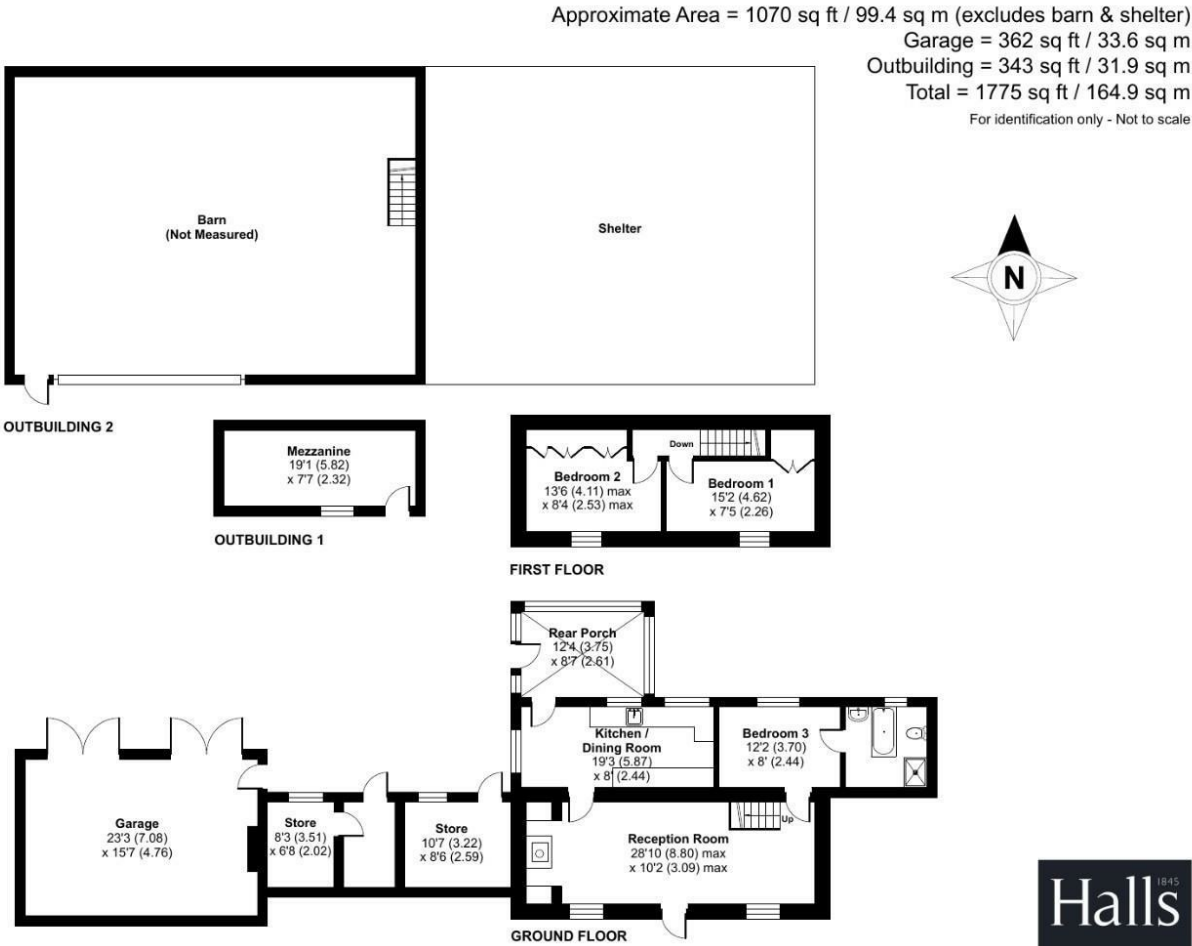


FOR SALE

Cliffdale Cottage White Gritt, Minsterley, Shrewsbury, SY5 0JH



FOR SALE

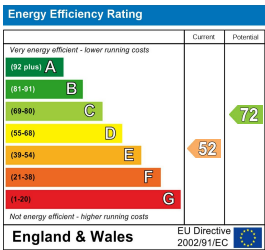
Open To Offers £350,000

Cliffdale Cottage White Gritt, Minsterley, Shrewsbury, SY5 0JH

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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This delightful cottage perfectly combines rural charm with excellent connectivity to Shrewsbury. Beautifully presented throughout, the property features a cosy lounge with an impressive inglenook fireplace, a stylish fitted kitchen/diner, and a wealth of original features including exposed beams and stonework. Set within approximately 2.07 acres of grounds, the property also benefits from substantial outbuildings, a workshop with office space, and additional barns offering exciting potential for further development, subject to the necessary consents. Combining countryside appeal with practical amenities, this unique home presents a wonderful opportunity for those seeking space, character, and versatility in a picturesque setting.




1 Reception Room/s


3 Bedroom/s


1 Bath/Shower Room/s





- Delightful countryside cottage blending character and practicality
- Extensive outbuildings including workshop and additional barns
- Spacious lounge with stunning inglenook fireplace
- Set within approximately 2.07 acres of grounds

Situation
The market town of Welshpool (Y Trallwng) lies on the Wales / England border and is home to the medieval Powis Castle, the Welshpool and Llanfair Light Railway and the Montgomery Canal.

Known as the Gateway to Wales, the town provides all local amenities in an area of natural rural beauty, within commuting distance of Shrewsbury and Newtown. Welshpool railway station provides direct links to Shrewsbury, Birmingham and the Cambrian coast.

Shrewsbury is only a 20 minute drive away where there is a main line railway station, a wide range of shops, Shrewsbury independent school and good motorway access.

Accommodation
The cottage comprises a generous lounge with stone feature inglenook fireplace with seats to either side, wood burning stove with oak mantle piece and stone heart, the lounge has an exposed beamed ceiling with stairs off, five wall light points and door to kitchen/diner.

Leading off the lounge is a bedroom or home office with a wet room leading off that has a four piece suite including bath and electric shower.

The kitchen / Diner has a fully fitted kitchen with granite work surfaces, inset butlers sink, space for a range cooker, tiled floor and door to the boot room beyond.

The boot room has double glazed windows to three elevations and plumbing and space for the washing machine

Bedroom One has exposed stonework to one wall, vaulted ceiling and airing cupboard.

Bedrooms Two has exposed stonework to one wall and vaulted ceiling

Note

The property has some new double glazing
Oil fired combination boiler
Septic tank

Externally
The cottage sits in a plot of around 2.07 acres of mixed ground with a large steel framed workshop, along with an adjoining open-sided two-bay barn. The workshop has a roller shutter door and has stairs leading up to an office

To the side of the cottage are some lean to barns that would allow further development on the footprint (subject to obtaining the relevant planning consent)

There is also a concrete pad with water and waste connected.

PLEASE NOTE :- There is a mining air shaft within the area, located over 30 meters away.

Services
Mains electricity, water, private drainage and oil central heating are connected at the property.

None of these services have been tested by Halls.

Local Authority/Tax Band
Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'C'

Directions
Postcode for the property is SY5 0JH

What3Words Reference is drooling.thrillers.awakes

Viewings
Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering 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.

Websites
Please note all of our properties can be viewed on the following websites:

www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com