



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**St Helena, Well Lane, Hopton, Nesscliffe,
Shrewsbury, SY4 1DH**

**Offers In The Region Of
£925,000**

To view this property please call us on **01743 236 800** Ref: C7640/WM/MU

An imposing and superior character filled 5 bedroom cottage with additional 2 bedroom Annexe set on a substantial plot.

This imposing and superior character filled 5 bedroom extended cottage and 2 bedroom annexe, provides well planned and well proportioned accommodation throughout briefly comprising; Entrance hall, drawing room, lounge/dining room, kitchen, snug, living room, utility and kitchen area, 2 WC's, 7 bedrooms, 4 bathrooms. Outside is a spacious driveway and an extensive garden. The property benefits from oil fired central heating and has spectacular views of Nesscliffe Hill.

The property occupies a pleasant position within the popular village of Nesscliffe and is nestled on the edge of the Nesscliffe Country Park as well as the Cliffe and Hopton Hill and offering a variety of recreational pursuits. The village of Nesscliffe has a range of local amenities including; Primary School, Petrol Station/Store and the highly popular Three Pigeons Public House/Restaurant. You are also perfectly positioned for ease of access to towns such as Shrewsbury, Oswestry & many more.

The property could be occupied as a 7 bedroomed house, but there is an annex with a living room, kitchen area and 2 bedrooms which could be used for separate accommodation if desired.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM/WC

WC

Wash hand basin.

LOUNGE / DINING ROOM

23'8" x 11'7" (7.22m x 3.53m)

DRAWING ROOM

27'0" x 11'7" (8.24m x 3.53m)

KITCHEN

13'1" x 16'8" (3.99m x 5.07m)

Fitted with an extensive range of matching wall and base units with integrated appliances.

UTILITY AREA

12'4" x 21'3" (3.77m x 6.47m)

SNUG

12'4" x 11'7" (3.77m x 3.53m)

STUDY

12'4" x 11'10" (3.77m x 3.60m)

INNER HALLWAY

LIVING ROOM

13'9" x 20'4" (4.20m x 6.21m)

KITCHEN AREA

12'4" x 11'9" (3.77m x 3.59m)

Fitted with a range of matching units with integrated appliances.

WC

WC

Wash hand basin

CELLAR

12'4" x 20'4" (3.77m x 6.21m)

A STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1

13'1" x 16'0" (3.99m x 4.87m)

EN SUITE

BEDROOM 2

12'4" x 13'4" (3.77m x 4.07m)

EN SUITE

BEDROOM 3

14'7" x 8'11" (4.45m x 2.73m)

BEDROOM 4

14'3" x 11'7" (4.35m x 3.53m)

BEDROOM 5

11'8" x 8'3" (3.55m x 2.51m)

BATHROOM

Second STAIRCASE rising to LANDING

BEDROOM 6

13'9" x 10'0" (4.20m x 3.05m)

BEDROOM 7

9'2" x 10'0" (2.80m x 3.06m)

SHOWER ROOM

OUTSIDE THE PROPERTY

Set on a substantial and beautifully maintained plot, St Helena impresses before you even step inside. The generous grounds offer excellent parking facilities, ideal for multiple vehicles or visiting guests, while the surrounding landscape provides far-reaching views across the picturesque Nesscliffe countryside. Bathed in sunlight throughout the day, the garden is perfect for entertaining or relaxing, with a charming summer house adding a peaceful retreat or creative workspace. This idyllic outdoor space truly complements the elegance and scale of the home itself.









FLOOR PLANS ...



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell roundabout. Proceed onto The Mount and follow the road before turning right onto the Welshpool Road. At Churncote roundabout, take the third exit onto the A5. At the next roundabout, take the third exit and follow the road to Nesscliffe. Follow the road through Nesscliffe and take the right hand turn onto Well Lane, proceed for a short distance and the property is the first on the left hand side



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

Council Tax Band: G

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

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