



# BOWEN

PROPERTY SINCE 1862

Asking Price £500,000

 4 Bedrooms

 2 Bathrooms

 3.08 Acres (1.24 ha)

The Old Shop, Stanwardine, Baschurch,  
Shrewsbury, SY4 2HA

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### General Remarks

A well presented four-bedroom detached country property with detached double garage. Located in the picturesque rural hamlet of Stanwardine. The property stands in good size gardens & land in total extending to 3.08 acres (1.24 ha) or thereabouts. Pleasant rural views over the surrounding open countryside.

Viewing highly recommended.

**Location:** The picturesque hamlet of Stanwardine is situated approximately 3.9 miles from the village of Baschurch which provides a range of local amenities including shops, a post office, farm shop, public houses/restaurants. Easy access onto the A5 provides a direct link to the market town of Oswestry and the County town of Shrewsbury which both provide a far wider range of shops and facilities. The property is also well placed for access to Chester, Telford and Wolverhampton as well as the motorway network beyond. Nearby train stations at Shrewsbury and Gobowen provide direct mainline links. There are excellent primary and secondary schools in the area along with Adcote in Baschurch, Packwood Haugh Preparatory School in Ruyton XI Towns and Ellesmere College all close by.



## Accommodation

**Partly Glazed Entrance Door into Enclosed Entrance Porch:** 5' 3" x 3' 2" (1.60m x 0.97m) Tile flooring, cloak rack, ceiling light.

**Entrance Hall:** Understairs store cupboard, radiator.

**Lounge:** 18' 6" x 15' 5" (5.64m x 4.69m) Dual aspect windows & exposed ceiling beams. 'EFE' oil stove set in brick inglenook set on a raised tile hearth with oak lintel. Two radiators, matching wall lights. Double sliding patio doors opening onto the garden.

**Dining Room:** 14' 4" x 10' 2" (4.36m x 3.10m) Dual aspect windows, exposed ceiling beams, matching wall lights, radiator.

**Inner Hall:** Tile floor, built-in storage/cloak cupboard.

**Cloakroom:** 6' 7" x 3' 3" (2.01m x 1.00m) Tile floor, low level flush wc, wash hand basin with tile splash, radiator.

**Breakfast Kitchen:** 13' 5" x 13' 5" (4.09m x 4.08m) Exposed ceiling beams and tile floor. Range of fitted wall cabinets and matching base units with worktop surface above, 1.5 resin sink and drainer with mixer tap, space for washing machine. Built-in 'Neff' electric oven with 4 ring electric hob and extractor hood above. Cupboard with shelves also housing 'Mistral' oil boiler. Half glazed door to outside.

**Staircase to first floor and landing area:** Sky light, radiator. Airing cupboard with slatted shelf and cylinder.

**Bedroom One:** 13' 5" x 12' 2" (4.08m x 3.70m) Dual aspect windows, two double built-in wardrobes with hanging rails and shelving, radiator.

**Ensuite Shower Room:** 6' 7" x 4' 6" (2.01m x 1.38m) Sky light. Fully tiled shower cubicle with 'Triton T80' electric shower, vanity sink unit with tile splash, wall mirror, shaver/light above, low flush w.c.,

**Bedroom Two:** 15' 5" x 12' 9" (4.69m x 3.89m) Dual aspect window, exposed ceiling beams, radiator.

**Bedroom Three:** 12' 1" x 8' 10" (3.68m x 2.70m) Exposed ceiling beams, built-in cupboard with shelves, radiator.

**Bedroom Four:** 10' 2" x 7' 4" (3.09m x 2.24m) Exposed beams, radiator.

**Family Bathroom:** 7' 10" x 6' 7" (2.39m x 2.01m) Matching suite comprising: tile panel bath, pedestal wash hand basin, low flush w.c, radiator.

**Detached Double Garage with external wall lights:** 21' 2" x 20' 1" (6.45m x 6.11m) constructed of brick under a tile roof with two pairs of 'up and over' doors. Power and light. Access roof space via a ladder, power and light available.

**Gardens & Grounds:** The Old Shop enjoys an idyllic location surrounded by open countryside and is approached through a wooden gate onto a good size drive providing ample parking and turning space. A single wrought iron gate provides pedestrian access onto a brick paved pathway. The property is well set in its plot and offers well maintained lawns, surrounded by attractive gardens with an array of mature well-established shrubs and plants. Patio area providing good entertainment space. Useful timber shed. Orchard with several fruit species to include greengage, apple, plum and pear trees. A gate leads into small grass paddock to the rear extending in total to 0.82 of an acre (0.33 ha) or thereabouts.

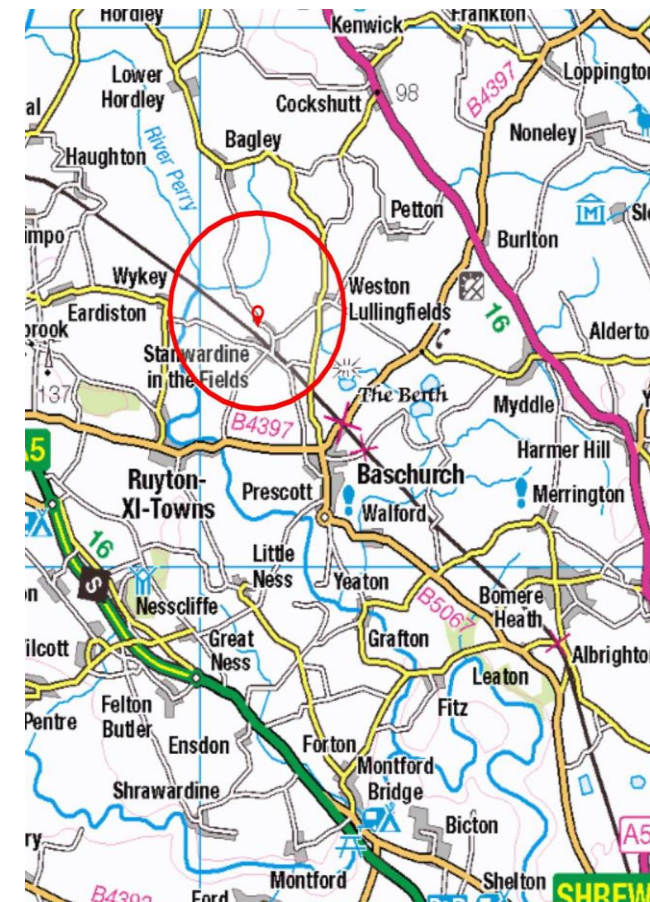
**Grazing Paddock 1.94 Acres (0.78 ha):** Road frontage available via two separate accesses and water available.

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.









**Services:** We are informed that mains water and electricity are connected.

**Local Authority:** Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

**Council Tax Band 'E' EPC Rating 40|E:**

**Plans:** All plans used within this sales brochure are not to scale and are for identification purposes only. Any areas are estimated

**Directions:** From Shrewsbury take the B5067 North through to Baschurch. Proceed through the village to the crossroads and turn left onto the Ruyton XI Towns road. Take the first right turning signposted Stanwardine. Follow this lane into the hamlet over the bridge and follow the main road round to the left. After a short distance the property will be identified on the right handside.

**What3Words///flames.roadblock.hired:**

Old Shop, Stanwardine, Baschurch, SY4 2HA



Total Area: 147.1 m<sup>2</sup> ... 1584 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only

