





Little Haven White Gritt, Nr Minsterley, Shrewsbury, SY5 0JL
Offers In The Region Of £550,000

Little Haven is a unique and well presented detached home with a spacious one bedroom annexe, occupying a peaceful rural location in the sought after hamlet of White Gritt. The current owners have thoughtfully created a self contained annexe, providing versatile accommodation ideally suited to multi generational living, guest accommodation or those seeking additional independent living space.

The property itself briefly comprises an impressive entrance hall, living room, kitchen/breakfast room, a separate dining room and a guest bedroom with an en-suite bathroom. To the first floor there is a principal bedroom, a further double bedroom and a family bathroom. The annexe briefly comprises an entrance porch, living room, a well equipped kitchen, a double bedroom and an en-suite shower room, providing self contained and versatile accommodation.

Externally, the property enjoys a delightful rear garden with a variety of seating areas, creating the perfect space for outdoor entertaining and relaxation. There is also a tandem double garage/storage and an excellent range of further outdoor storage. To the front, a driveway provides ample off-road parking for several vehicles.





Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1

Ground floor Building 2



Approximate total area⁽¹⁾

219.8 m²
2368 ft²

Reduced headroom

18.7 m²
202 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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White Gritt is a picturesque rural hamlet, surrounded by the beautiful Shropshire countryside. The nearby village of Minsterley offers a range of everyday amenities including a convenience store, primary school and public house. The historic market town of Bishop's Castle is also within easy reach and provides a wider selection of independent shops, cafés, pubs, restaurants and local services, as well as a thriving arts and community scene. Shrewsbury is approximately 17 miles away, providing an extensive range of shopping, leisure and educational facilities, together with excellent road and rail links. The area is also ideally placed for enjoying the nearby Shropshire Hills Area of Outstanding Natural Beauty, offering an abundance of scenic walks and outdoor pursuits.

Entrance Hallway

An impressive entrance hallway featuring: oak flooring, a useful understairs storage cupboard and a separate cloaks cupboard, providing excellent storage space.

Living Room

With fitted carpets, a feature fireplace incorporating a log-burning stove set on a tiled hearth, and patio doors opening onto the rear garden.

Dining Room

With oak flooring and bay fronted window.

Kitchen/ Breakfast Room

Fitted with a range of contemporary wall and base units incorporating complementary work surfaces, a 1½ bowl single drainer sink unit with mixer tap, an integrated Hotpoint oven with a four-ring hob and extractor hood over, an integrated fridge/freezer, and space for a dishwasher and washing machine. Further benefits include under-cabinet spotlighting and tiled-effect flooring.

Lean to

With concrete flooring, door providing access to the rear garden.

Guest Bedroom

With fitted carpets and door to:

Ensuite Bathroom

Fitted with a white suite comprising panelled bath with shower unit above, low level flush wc, wash hand basin, heated towel rail and extractor fan.

Galleried First Floor Landing

With fitted carpets and skylight window.

Principal Bedroom

With fitted carpets.

Bedroom

With fitted carpets.

Family Bathroom

Fitted with a white suite comprising panelled bath with shower unit above, low level flush wc, wash hand basin with mixer tap, heated towel rail, extractor fan, mosaic effect flooring and skylight window.

The Annex**Entrance Porch**

With tiled flooring.

Kitchen

Fitted with a range of wall and base units incorporating complementary work surfaces, a sink unit with mixer tap, and integrated appliances including an oven, extractor hood, and microwave. There is also space for a dishwasher, fridge/freezer, and washing machine. Finished with tiled-effect flooring.

Cloakroom

With low level flush wc, wash hand basin and two useful storage cupboards.

Living Room

With fitted carpets and patio doors leading out to the rear garden.

Bedroom

With fitted carpets.

Ensuite Shower Room

With a walk-in shower cubicle with fitted shower unit, low-level flush WC, wash hand basin, heated towel rail, and extractor fan.

Outside

The property is approached through wooden gates opening onto a paved driveway, providing ample off-road parking for several vehicles. To the rear, the generous garden offers a wonderful private outdoor space, being predominantly laid to lawn with a paved patio, ideal for al fresco dining and entertaining, together with a timber decking area. A range of timber stores and a log shed are positioned to one side, while picket fencing leads through to a further garden area with mature trees, well-stocked beds, and borders. There is also the added benefit of a small storage barn.

Garden/Storage

The garden enjoys a high degree of privacy and is enclosed by a combination of mature hedging and fencing. To the side of the property is a tandem length garage/storage building with double doors to the front, power and lighting is installed along with a side access door.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water services are connected. We are advised that there are private drainage arrangements (septic tank) and oil central heating. We understand Broadband may be available via fixed wireless access providers including EE and Voneus. Please note there is no download speed data available. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is G. We would recommend this is confirmed during pre-contact

enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



General Services:

Local Authority: Powys Council

Council Tax Band: G

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343

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Parry**
& Partners



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.