



## **Bordar Croft, Pontesford Hill, Pontesbury, Shrewsbury, Shropshire, SY5 0UH**

### **Offers in the Region Of £440,000**

Dating back to the late 16th Century, this beautiful 2 bedroom Grade II listed timber framed cottage has been lovingly restored by the current owners. Standing in grounds approaching an acre beneath Pontesford Hill, the property provides a great lifestyle. Filled with character, accommodation includes: Entrance Hall, Living Room, Kitchen, Dining Area, Pantry, Utility, Attractive Bathroom, 2 Double Bedrooms and office space. Ample Driveway Parking, Viewing Is Absolutely Essential.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### **Accommodation comprises**

Part glazed stable door.

### **Entrance Hall**

Wood style laminate flooring, decorative glazed doors to

### **Large Pantry**

Walk-in Pantry with shelving, stone flooring and window.

### **Dining Room** 13' 2" x 5' 11" (4.01m x 1.80m)

Under floor heating, wealth of exposed timbers, 3 windows enjoying views over extensive countryside towards the Brieddens. Alcove with brick flooring and staircase leading to First Floor Landing. Opening to

### **Kitchen** 13' 4" x 10' 1" (4.06m x 3.07m)

Extremely well equipped and attractively fitted with good range of base and eye level units and worktops, inset white glazed sink with mixer tap, tiled wall areas. Integrated appliances include electric double oven, 4 ring induction hob, under counter fridge and freezer. Wealth of exposed timbers, wood style flooring with under floor heating, dual aspect windows overlook garden and adjoining countryside.

### **Living Room** 15' 3" x 14' 4" (4.64m x 4.37m)

A delightful room with marble fireplace with bioethanol fuel stove inset, exposed beams, feature wall panelling, wall mounted electric heater, dual aspect windows with fine views.

### **Utility/Store**

A useful room with stone flooring, plumbing for washing machine, double glazed side window.

### **Bathroom**

Stylishly fitted with 3 piece suite including bath with fully tiled walls around and Triton shower unit over, circular basin set to wooden stand with drawers beneath, WC, half panelled wall sections, exposed brickwork and timber frame to one wall, porcelain tile flooring with under floor heating, double glazed side window.

### **First Floor Landing**

Dormer window with views over gardens, exposed timber wall frame and ceiling timber.

### **Large Walk-in Wardrobe**

With hanging rails and shelving.

### **Bedroom 1** 15' 5" x 14' 3" (4.70m x 4.34m)

A stunning room with wall and ceiling timbers, feature dormer window and low level window with lovely views, panelled wall.

### **Bedroom 2** 12' 2" x 7' 4" (3.71m x 2.23m)

Window to the side, exposed wall and ceiling timbers, folding door to built in wardrobe.

### **Bedroom 3** 8' 10" x 6' 9" (2.69m x 2.06m)

Exposed wall and ceiling timbers, window to the side.

**Bedrooms 2 and 3 are being knocked into one double bedroom.**

### **Outside**

The property is approached over an extensive driveway with parking forecourt and turning area. The property is set in extensive gardens with spacious lawns, orchard with apple, plum and pear, well stocked beds and borders and excellent views from all aspects.

### **Council Tax Band D**

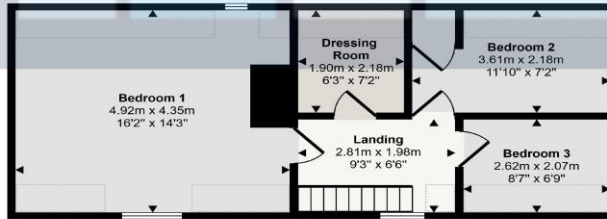
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area  
101 sq m / 1088 sq ft



Ground Floor  
Approx 55 sq m / 587 sq ft

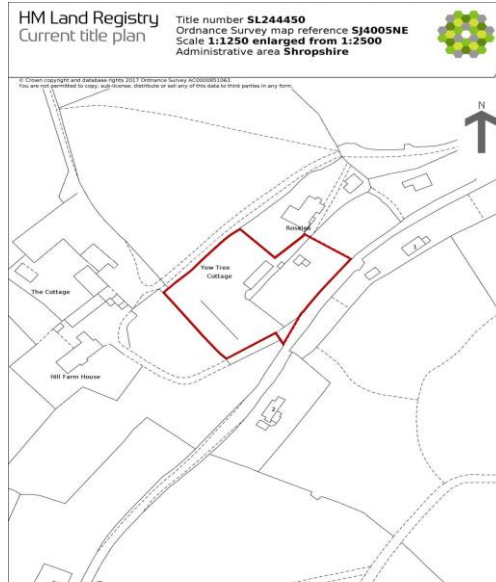


First Floor  
Approx 47 sq m / 501 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOOR PLANS FOR GUIDANCE ONLY



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