THE OLD COACH HOUSE

CHURCH PULVERBATCH | PULVERBATCH | SHREWSBURY | SY5 8BZ

Halls 1845

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Shrewsbury 8.5 miles | Telford 20.8 miles
(all mileages are approximate)

A BEAUTIFULLY PRESENTED AND TASTEFULLY ENHANCED DETACHED HOME, WITH CHARACTERFUL FEATURES AND A WONDERFUL LIVING SPACE, SET IN LARGE GARDENS WITH SPECTACULAR VIEWS.

Idyllic rural location
Much improved accommodation
Versatile and flexible living space
Generous parking and garaging
Delightful large gardens with wonderful views of the Wrekin and the Stretton Hills

Halls 1843

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury take the Longden road through Hook-a-gate and then Longden. Proceed onto Pulverbatch and at the start of the village turn left to Church Pulverbatch. Continue into the village passing the church on the left hand side, turn left at the junction and The Coach House will be seen after a short distance on the right hand side.

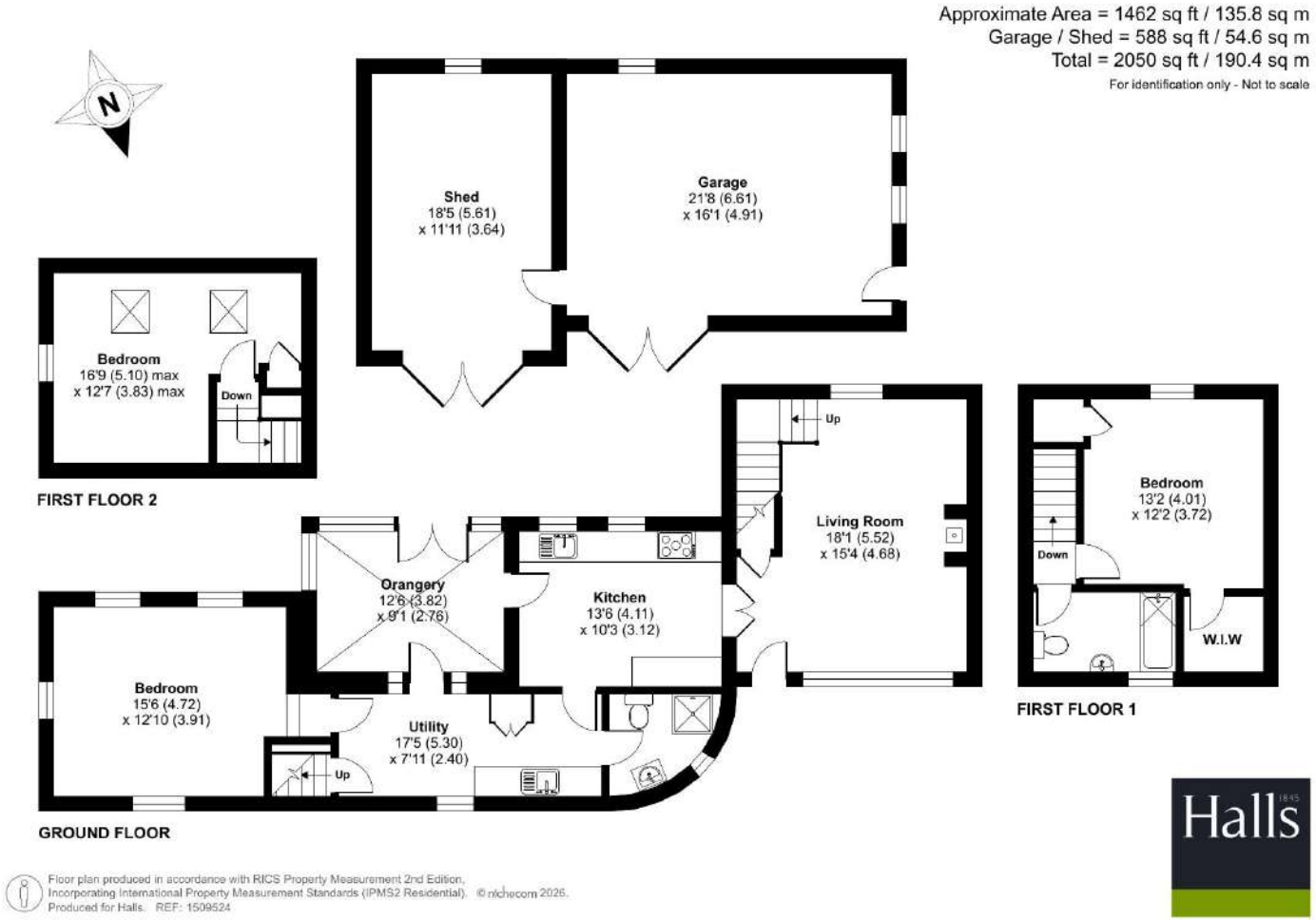
SITUATION

The property is situated in the most charming location within in the sought-after village of Church Pulverbatch which offers a church and village hall, nearby Pulverbatch provides The White Horse Pub. Slightly further afield is the thriving village of Pontesbury which includes a range of amenities including schools, shops and a medical practice. The route back to Shrewsbury passes through the village of Longden which has a primary school and shop. The county town of Shrewsbury offers an excellent range of amenities including comprehensive shopping centre, social and leisure facilities together with a rail service.

PROPERTY

Tucked away amidst the peaceful countryside of Church Pulverbatch, this exceptional three-bedroom home is a remarkable blend of history, character and contemporary style. Dating back centuries, the property was originally formed from two separate buildings, a former coach house and grain store, which have been beautifully brought together by a lovely glass-link orangery with a vaulted glass ceiling. The result is a unique and highly individual home, rich in charm and filled with natural light.

The spacious living room is full of character, with a feature Esse log burner, exposed beams and large timber windows that frame delightful views across the garden and towards the Shropshire hills. French doors lead through to the impressive kitchen, while a useful staircase provides access to part of the first-floor accommodation.



At the heart of the home is the fitted country kitchen, attractively appointed with quality cabinetry, integrated appliances and a Rangemaster cooker. A traditional Belfast sink, stylish splashback and sympathetic finishes perfectly complement the property's character. From here, doors lead into the orangery, creating a wonderful connection between the kitchen and garden. French doors open directly onto the patio and garden, making this an ideal space for relaxing, entertaining or simply enjoying the surrounding landscape.

A further versatile reception space provides flexibility for use as a dining room, second sitting room or additional bedroom. With access to the ground floor shower room, the property offers an excellent degree of adaptability to suit a variety of lifestyles.

The current owners have also introduced an excellent and tastefully refitted utility space which is positioned

next to the shower room.

To the first floor there are two bedrooms, including a lovely principal bedroom with views across the garden and surrounding countryside, together with a walk-in wardrobe. The family bathroom is positioned next to the principal bedroom and has a white suite with shower over. The second bedroom is of an excellent proportion and enjoys far-reaching views through a charming circular window and two roof lights.

OUTSIDE

Outside, the south-facing garden is a peaceful haven, thoughtfully landscaped and filled with established shrubs, colourful borders and mature planting. Attractive patio seating areas, including one with a charming open-fronted summer house, provide wonderful spaces for outdoor entertaining or simply sitting and enjoying the surroundings. There are some generous neatly manicured flowing lawns and a number of raised beds containing a variety of specimen shrubs and trees.

The property is approached through twin timber entrance gates that extend onto a spacious private parking area and lead to the garaging and workshop.

From many angles, there are beautiful views across the Shropshire hills and surrounding countryside. The combination of the house, gardens, outbuildings and setting makes this an exceptionally rare opportunity for those seeking a home

with genuine character and a strong connection to its surroundings.

The property is also within a short walk of the public bus routes serving both Longden and Mary Webb schools.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - E

RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. 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.
2. 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.
3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.

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