



Roger
Parry
& Partners

Bordars Croft Pontesford Hill, Pontesbury, Shrewsbury, SY5 0UH



**Bordars Croft Pontesford Hill, Pontesbury, Shrewsbury, SY5 0UH
Offers In The Region Of £425,000**

This charming Grade II listed timber-framed cottage, situated on Pontesford Hill, enjoys panoramic views across the surrounding countryside. Beautifully renovated by the current owners, the property now offers a stunning country home full of character and charm. The accommodation briefly comprises: Living Room, open-plan Kitchen Diner, useful Pantry, ground floor Bathroom and separate Laundry area. To the first floor are Two double Bedrooms and a walk in wardrobe. Externally, the property benefits from ample parking, a workshop, and beautifully maintained gardens extending to approximately 0.68 acres or thereabouts.

The sought after village of Pontesbury has the benefit of a wide selection of amenities including a primary and secondary school, two supermarkets, church, butchers, GP surgery, chemist and three pubs. A regular bus service assists with access into the nearby Town of Shrewsbury which is approximately 6 miles away.

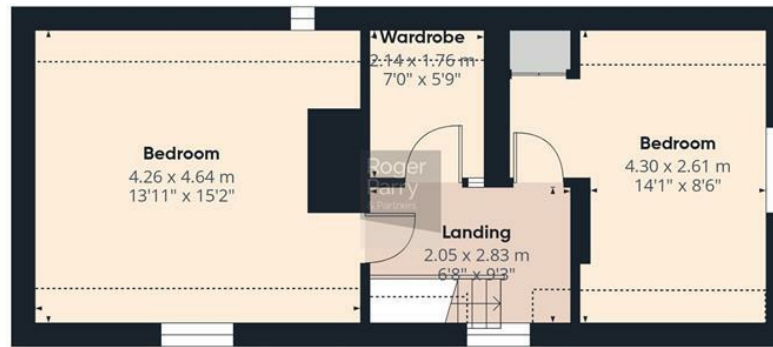




Floor Plan (not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

98.1 m²
1056 ft²

Reduced headroom

8.3 m²
90 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.

GIRAFFE360

Period wooden entrance door leads into;

Living Room

13'10" x 12'5" (4.23m x 3.79m)

Featuring exposed beams, fitted carpets, marble fireplace, electric heater, two windows providing dual aspect views to the front and rear gardens

Kitchen

13'7 x 10 (4.14m x 3.05m)

Fitted with a range of base and eye level units and worktops, inset sink with mixer tap, half tiled wall areas. Integrated appliances include: electric double oven, 4 ring electric hob, under counter fridge and freezer. The room features exposed timbers, wood style flooring with under floor heating, dual aspect windows overlook garden and adjoining countryside.

Dining Room

13'1 x 5'11 (3.99m x 1.80m)

With wooden style flooring with under floor heating, exposed timbers, windows enjoying views over extensive countryside towards The Brieddens.

Hallway

6'11 x 4'9 (2.11m x 1.45m)

With wood style laminate flooring. Entrance door leading to outside (used as the main entrance by current owners).

Pantry

4'10 x 4 (1.47m x 1.22m)

With stone flooring, window to the front and shelves providing useful storage.

Utility Space

4'4 x 2'7 (1.32m x 0.79m)

With stone flooring, space and plumbing for washing machine and tumble dryer above, window to the side.

Downstairs Bathroom

9'10 x 5'4 (3.00m x 1.63m)

Fitted with an attractive three piece white suite including bath with fully tiled walls and side screen, Triton shower unit over, circular basin set to wooden stand with drawers beneath, low level flush WC, porcelain tiled flooring with under floor heating, double glazed window to the side.

From the Inner Hall area stair rise to First Floor Landing with fitted carpet, window to rear and exposed wall frame and ceiling timbers.

Bedroom One

An attractive room with exposed wall and ceiling timbers and a window to the side enjoying views of the front garden.

Walk-in Wardrobe

7 x 5'9 (2.13m x 1.75m)

With fitted carpets, shelving and hanging rail providing useful storage.

Bedroom Two

14'1" x 8'6" (4.30m x 2.61m)

With exposed wall and ceiling timbers, fitted carpets and storage cupboard, wall mounted electric heater and window to the side.

Outside

The property is approached over an extensive driveway with parking for several vehicles. The property is set in approximately 0.68 acres or thereabouts with extensive lawn space, orchard area with a variety of fruit trees including apple, plum and pear, well stocked beds and borders and excellent views from all aspects. There is a garden store/ workshop and the property also benefits from an additional single storey building adjoining the living room which could add additional accommodation subject to necessary planning and consent.

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, water services are connected. There is private drainage arrangements. We understand the Broadband Download Speed is: Basic 22 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoor, variable in home. 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 D. 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: Shropshire Council

Council Tax Band: D

EPC Rating:

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.

Directions:

What3Words: applied.gobbling.emerge

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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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.