FOR SALE

Offers in the region of £725,000

The Laurels Church Road, Baschurch, Shrewsbury, Shropshire, SY4 2EE

A truly individual and most impressive Grade II Listed detached timber framed house, offering immaculate and versatile accommodation, with Swimming Pool/Leisure complex, outbuildings and gardens in a most sought after village location. NO ONWARD CHAIN.

- Beautiful character features
- Spacious rooms
- Swimming pool / Leisure complex
- Well maintained gardens
- Double and Single Garages
- Popular village location

DIRECTIONS

From Shrewsbury proceed along Coton Hill turning left at the traffic lights on to Berwick Road in the direction of Baschurch. Continue until reaching the mini roundabout on the fringe of the village and take the right turning. Proceed straight over the next mini roundabout and continue into the village taking the left turn into Church Road. Continue along and the property will be identified slightly elevated on the right hand side.

SITUATION

The Laurels is situated in the heart of Baschurch which has numerous local amenities including a post office, doctors surgery, local supermarket, farm shop and positioned next to the well renowned pub/restaurant 'The New Inn'. Further afield the County Town of Shrewsbury (approx. 15 mins by car) and the market town of Oswestry, each providing extensive shopping, leisure and social facilities. There is a wide range of state and private schools available in the area including a primary school and the Corbet School and Adcote in Baschurch and Packwood Haugh Preparatory School in the nearby Ruyton XI Towns. There is also Ellesmere College in Ellesmere. There are regular train links from Shrewsbury and Gobowen providing easy access to Birmingham and London. Regional airports include Birmingham International, Liverpool John Lennon and Manchester International.

DESCRIPTION

The Laurels is a truly individual and most impressive Grade II Listed detached timber framed house, which provides many attractive period features including several fireplaces, quarry tiled floors and a host of exposed beams. The extensive accommodation is arranged over two floors and offers a fantastic family living environment with numerous versatile reception rooms. There are five bedrooms and three bath/shower rooms. Outside, there is a generous amount of driveway parking with a double garage, single garage and adjoining store. The gardens to the front offer neatly manicured and maintained lawns. These then sweep round to the rear and lead to the detached swimming pool/leisure suite. Contained within the pool building is the swimming pool itself, a sauna, shower room and WC.

ACCOMMODATION

Panelled part glazed entrance door leads into:

ENTRANCE LOBBY

With quarry tiled floor and part glazed door leading to:

HALLWAY

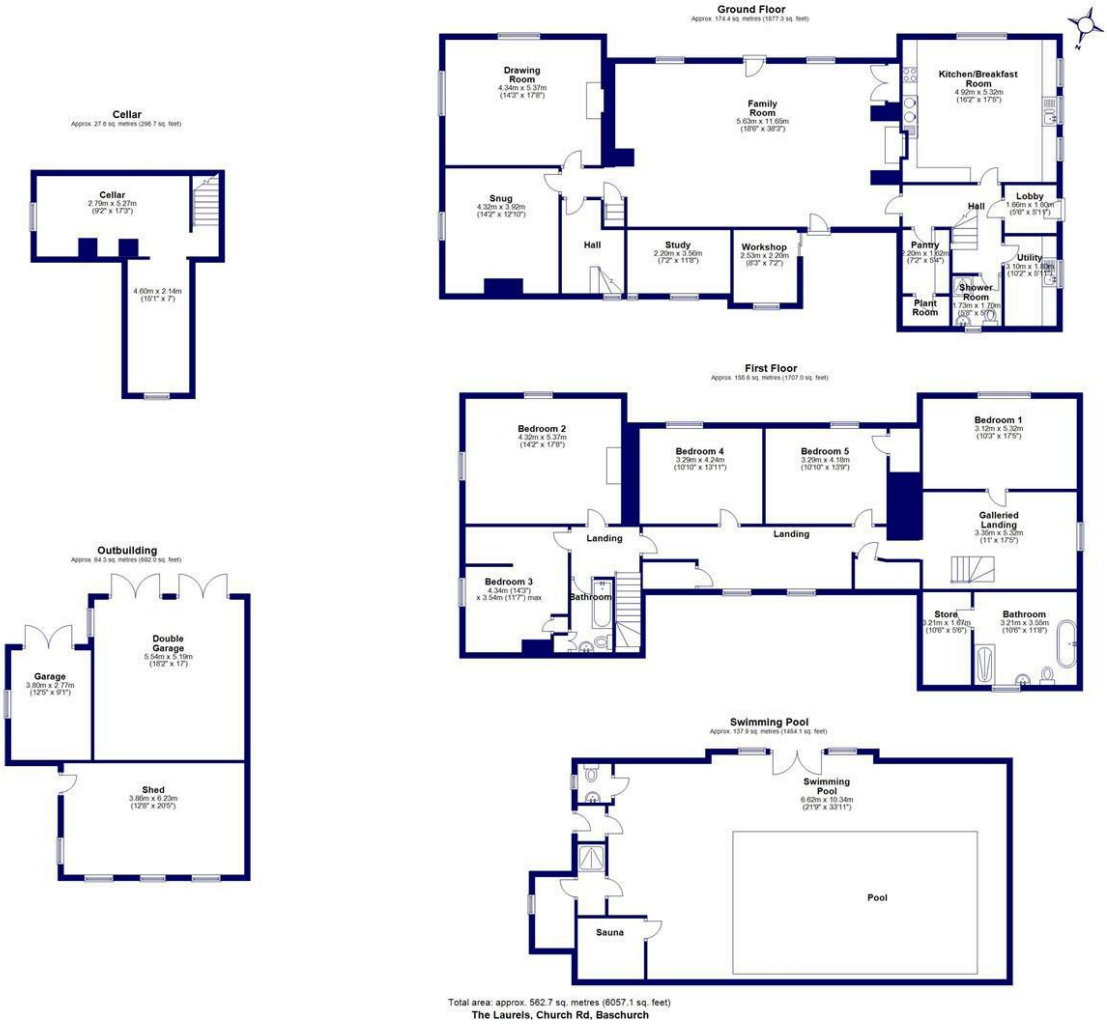
With staircase rising to galleried first floor landing. Doors off and to:

KITCHEN BREAKFAST ROOM

With attractive tiled floor, a wealth of exposed beams. Providing a modern range of eye and base level units, comprising cupboards and drawers, with generous solid wood worktop over. One and a half bowl ceramic sink unit and drainer with mixer tap over. Space for fridge freezer. Integral dishwasher. Integral LAMONA electric oven and grill with 4 ring LAMONA electric hob unit with filter hood over. Oil fired AGA with 3 ovens and double hot plate.

UTILITY ROOM

With tiled floor. Providing pine storage cupboards and drawers with work surface area over with stainless steel sink unit and drainer with mixer tap. Space and plumbing for washing machine. Part tiled walls.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

4 Reception Room/s

5 Bedroom/s

3 Bath/Shower Room/s

WET ROOM
With tiled floor. Modern white suite comprising low level WC, wall mounted wash hand basin and mains fed GROEHE shower with drench head and additional feeder shower attachment. Fully tiled walls. Heated towel rail.

FEATURE FAMILY ROOM
With a delightful beamed ceiling, exposed wall timbers and timber boarded flooring. Two feature fireplaces - one part brick and sandstone with slate hearth and oak mantle housing log burning stove. The additional fireplace has a feature oak mantle, slate hearth and second log burning stove. Original fitted storage cupboards. Access door to Cellar. Panelled front entrance door and doors off and to:

STUDY
Part panelling to walls. Exposed wall timbers.

LIVING ROOM
With exposed boarded flooring and beamed ceiling. Fireplace with slate hearth with stone surround and log burning stove. Dual aspect windows.

SNUG
With fireplace housing log burning stove. Exposed wall and ceiling timbers.

REAR HALL
With steps rising to first floor.

CELLAR
Offering two chambers with light points.

FIRST FLOOR GALLERIED LANDING
Offering a lovely reading area with exposed wall and ceiling timbers. Doors off and to:

BEDROOM 1
With a wealth of character containing numerous timbers.

BATHROOM
With tiled floor. Providing a suite comprising low level WC, pedestal wash hand basin and roll topped bath with clawed feet. Large walk in shower cubicle with mains fed shower, splash screen, part tiled walls and tiled splash. Walk in airing cupboard housing the hot water cylinder.

LANDING
With exposed original boarded floors. Numerous characterful timbers. Two walk in stores.

BEDROOM 5
With delightful boarded flooring and walk in wardrobe.

BEDROOM 4
With original boarded flooring.

BEDROOM 2
With period fireplace. Boarded flooring. Dual aspect windows. Access to loft space.

BEDROOM 3
With lovely exposed timbers. Built in wardrobe.

BATHROOM
With original boarded flooring and providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath. Wall mounted heated towel rail. Built in bathroom cabinets.

OUTSIDE
The property is approached over a sweeping tarmacadam driveway which provides parking for numerous vehicles and also providing space for those with a motorhome. The driveway in turn leads to a number of outbuildings which comprise:

DOUBLE GARAGE
With two pairs of twin timber entrance doors, power and light points.

SINGLE GARAGE
With twin timber doors, power and light points.

GARDEN STORE
With power and light points.

THE GARDENS
The property is set attractively in its plot and offers well maintained generous lawns to the front which are bordered by established natural hedgerows. Access is then available down either side of the property leading to the rear. To the rear are additional areas laid to lawn together with a private gravelled and part walled patio entertaining area. Also located within the rear gardens is the swimming pool complex.

SWIMMING POOL / LEISURE SUITE
With flagged stone flooring and timber clad ceiling with downlighters. Generous heated swimming pool. Sauna with adjoining Shower Room and Plant Room housing a Worcester gas fired boiler. Twin glazed doors leading out to the terrace entertaining area. Guest WC with low level WC and wall mounted wash hand basin.

GENERAL REMARKS

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

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

TENURE
Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX
The property is currently showing as Council Tax Band G. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com

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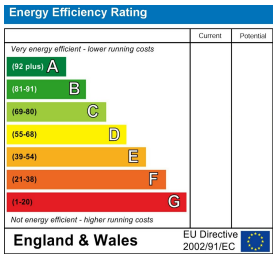
Energy Performance Rating



Halls 1845

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