



ASTERLEY COURT

ASTERLEY | MINSTERLEY | SHREWSBURY | SY5 0AW





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Minsterley 1.7 miles | Shrewsbury 11.2 miles | Telford 23.5 miles
(all mileages are approximate)

A MOST DESIRABLE AND GENEROUSLY PROPORTIONED DETACHED HOUSE, OFFERING SCOPE FOR IMPROVEMENT SET IN SUPERB LARGE GARDENS IN THIS LOVELY RURAL LOCATION.

Beautiful rural village
Spacious and versatile layout
Scope for modernisation
Extensive rear gardens
Set in approximately 0.3 acres



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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury take the A488 road towards Bishops Castle passing through the villages of Hanwood and Pontesbury. On leaving Pontesbury travel approximately 0.2 miles and take the first right turn signposted Asterley. After approximately 1.3 miles head into Asterley and Asterley Court will be found as you enter the village on the left hand side.

SITUATION

The property is pleasantly situated and enjoys a convenient yet quiet position in this popular village, approximately 2 miles from Pontesbury. Pontesbury offers an extensive range of amenities including a church, butchers/bakers, doctors surgery, shops, public houses, restaurants and primary and secondary schools. The county town of Shrewsbury has a comprehensive range of leisure, social and shopping facilities and the A5 link road provides excellent access to the M54 motorway and on towards the national motorway network. A rail service is available in the town centre.

PROPERTY

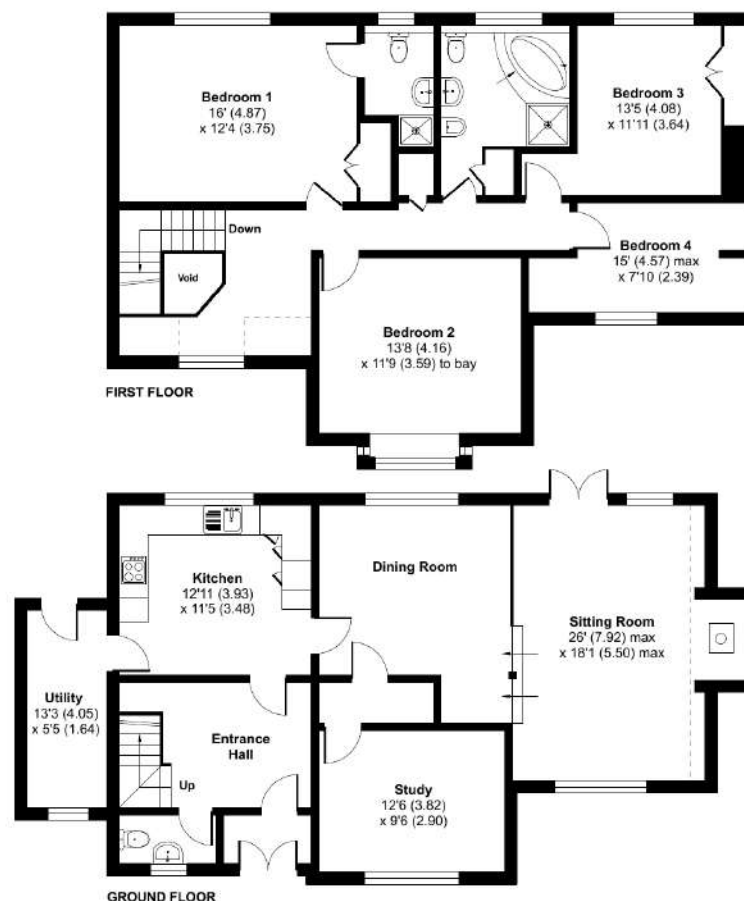
Set in the heart of a picturesque rural village, this detached family home enjoys a peaceful and scenic location with outstanding views towards the Stiperstones. Offering well-proportioned accommodation throughout, the property presents excellent potential for improvement or extension, subject to the necessary planning permissions.

Twin panelled entrance doors open into an entrance porch, leading into an impressive reception hall. The ground floor comprises a guest WC, a versatile study/family room, and a spacious breakfast kitchen fitted with a range of Zanussi appliances. A particular highlight is the large, open-plan, split-level living and dining room, perfect with a log burning stove for both relaxed living and formal entertaining.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1347964

A useful utility room completes the ground floor.

Upstairs, the principal bedroom enjoys a lovely outlook, built-in wardrobes, and an en-suite shower room. Three further bedrooms are served by the family bathroom, which includes a deep fill corner bath and separate shower cubicle.



Approximate Area = 1940 sq ft / 180.2 sq m
 Limited Use Area(s) = 23 sq ft / 2.1 sq m
 Outbuilding = 161 sq ft / 14.9 sq m
 Total = 2124 sq ft / 197.2 sq m
 For identification only - Not to scale

Denotes restricted head height





OUTSIDE

Externally, the property is approached via a spacious gravelled driveway offering ample parking for multiple vehicles. The fantastic gardens extend to approximately 0.3 acres, thoughtfully laid out with flowing lawns, patio seating areas ideal for entertaining, an orchard, and a dedicated fruit-growing area. The generous outdoor space offers gardening enthusiasts an exciting opportunity to introduce their own ideas.

A rare opportunity to acquire a delightful village home with huge potential, nestled in an idyllic countryside location.

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 and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, 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 outgoing whether mentioned in these sale particulars.

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.

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. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own 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 £30 (including VAT) per purchaser.



