

Common Cottage Grimpo, West Felton, Oswestry,
Shropshire, SY11 4HG

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £725,000

Viewing: strictly by appointment through the agent

A beautifully presented and thoughtfully extended three bedroom detached house, offering exceptional energy efficiency and instantly appealing living accommodation throughout. Set on a generous plot the property enjoys a picturesque position bordering open farmland within this desirable semi-rural location.

This impressive home combines thoughtful design with practical elements, creating bright and spacious accommodation ideal for family living.

Externally, the property enjoys substantial outdoor space, a generous driveway, and a detached double garage with an adjoining hobbies room. It further benefits from a pleasing outlook across local farmland and beyond, creating a private and tranquil setting.

Grimpo is a small and peaceful hamlet near West Felton, offering a charming slice of rural Shropshire life. Surrounded by open countryside and rolling farmland, it is a location defined by its tranquillity, scenic views, and strong connection to nature. Despite its quiet, tucked-away feel, it remains well placed for access to nearby amenities.

Grimpo benefits from its close proximity to West Felton, a well-served village offering a welcoming community, local amenities, and traditional character. These include a village store, local pub, and village hall, along with a well-regarded state primary school and a selection of private schools in the surrounding area.

The wider location provides convenient access to the larger market towns of Oswestry and Shrewsbury, making it ideal for those seeking a balance between rural living and everyday convenience.

Early viewing is highly recommended by the agent.

The accommodation briefly comprises

The accommodation in greater detail comprises

Entrance porch, reception hallway, cloakroom, lounge, sitting room, attractive Kenton Jones kitchen/diner/family room, secondary kitchen/prep room/utility room, first floor landing, master bedroom with ensuite shower room, two further bedrooms, refitted family bathroom, substantial driveway providing off street parking for many vehicles, large detached double garage with adjoining hobbies room, well maintained good size rear enclosed gardens which part border local farmland, UPVC double glazing, solar panels, oil fired central heating & air source heat pump.

UPVC double glazed double doors gives access to:

Entrance porch

Having wood effect flooring, Velux roof window, UPVC double glaze window, UPVC double glazed door with UPVC double glazed windows to side gives access to:

Reception hallway

Having wood effect flooring, understairs recess with fitted storage cupboards, radiator.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, wash hand basin with store cupboard below and mixer tap over, heated towel rail, UPVC double glazed window, wood effect flooring.

Door from reception hallway gives access to:

Lounge

18'9 x 11'11

Having UPVC double glazed French doors giving access to the property's rear gardens, wood burning stove and two radiators and three UPVC double glazed windows.

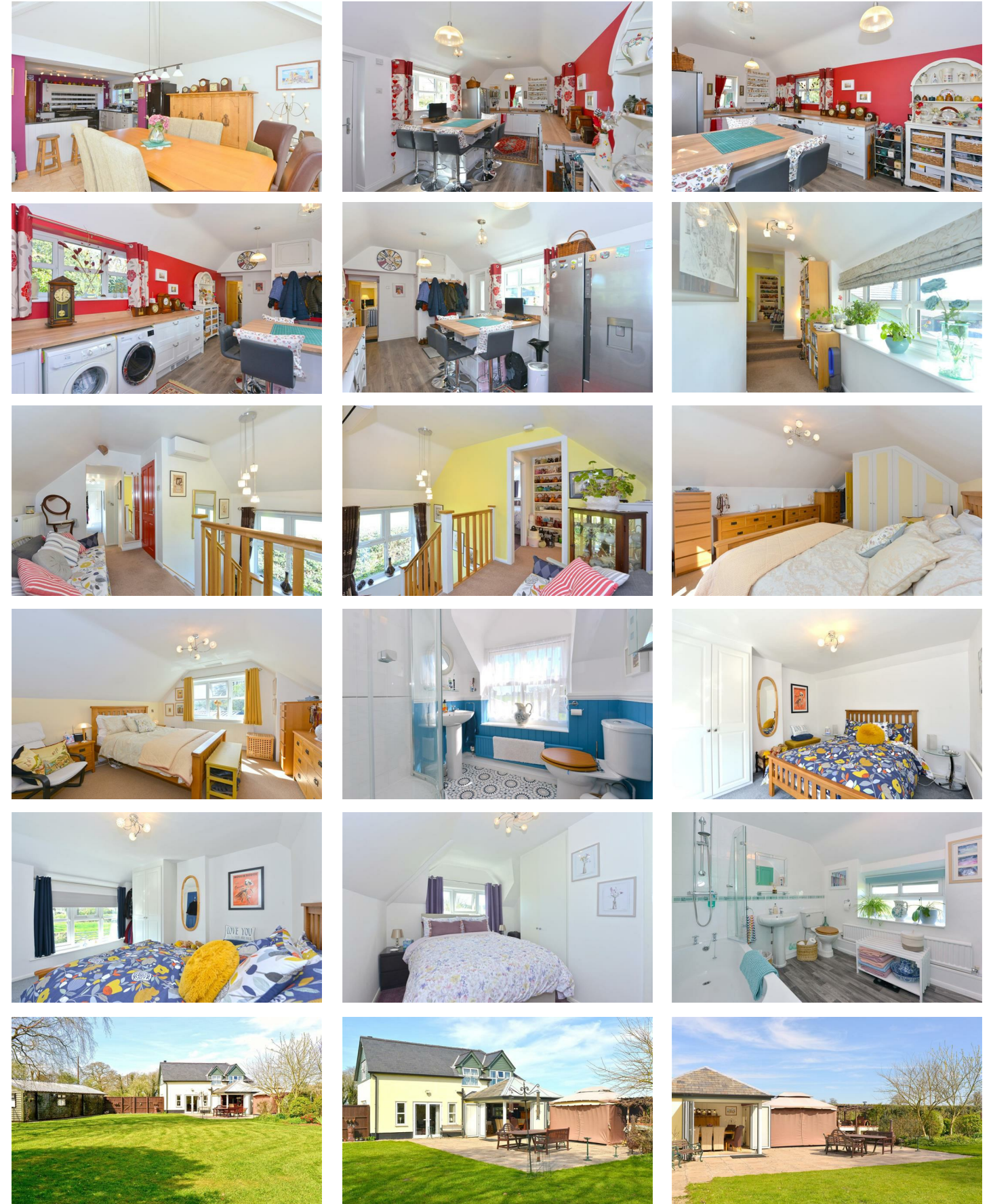
Door from reception hallway gives access to:

Sitting room

21'7 into recess x11'4 max

Having two UPVC double glazed windows, two radiators, wood burning stove, LED recessed spotlights to ceiling, two wall light points.

From reception hallway door gives access to:





Kitchen/diner/garden room

25'4 x 12'3 max

The kitchen/diner area comprises: A range of Kenton Jones eye level and base units with built-in cupboards and drawers, feature AGA, Granite worktops with inset ceramic sink with antique style chrome finish mixer tap over, integrated Bosch Dishwasher, tiled floor, UPVC double glazed window to rear, underfloor heating.

The family area comprises: Two sets of bi-folding doors, each with adjustable window blinds, giving access to the property's rear garden, tiled roof with one end fitted with polycarbonate sections, tiled floor with underfloor heating.

Door from sitting room gives access to:

Secondary kitchen/breakfast room/prep room/utility

21'10 x 10'3

The highly multi-purpose room comprises: Fitted base units with built-in cupboards and drawers, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, three UPVC double glazed windows, composite double glazed door giving access to front of property, kitchen island with fitted wooden style worktop, wood effect flooring, space for appliances, walk-in store cupboard with Worcester Bosch floor mounted oil fired central heating boiler, room plinth heater and electric hot water heater and wall mounted control panel for solar panels.

From reception hallway stairs rise to:

Half landing

Having UPVC double glazed window with a stunning aspect towards local farmland, countryside and beyond.

First floor landing

Having eaves storage, walk-in wardrobe / cloaks cupboard, wall mounted thermostat heating control unit, UPVC double glazed window to front and wall mounted air source heater/chilling unit.

From first floor landing doors give access to: Three bedrooms and refitted bathroom.

Bedroom one

13'1 excluding walkway recess x 11'11

Having UPVC double glazed window with a pleasing aspect to front, radiator, fitted wardrobes, loft access.

Door from bedroom one gives access to:

Ensuite shower room

Having a large corner tiled cubicle with wall mounted electric shower, pedestal wash hand basin, low flush WC, radiator, vinyl period style floor covering, UPVC double glazed window to rear, mirror fronted bathroom cabinet heated towel rail.

Bedroom two

11'9 x 7'0 excluding recess

Having UPVC double glazed window with a pleasing aspect to rear, radiator, built-in double wardrobe.

Bedroom three

11'7 x 10'6

Having UPVC double glazed window to front, fitted double wardrobe, radiator.

Family bathroom

Having a three piece suite comprising: Timber style panel bath with mixer shower over, low flush WC, pedestal wash hand basin, UPVC double glazed window with a stunning aspect towards local farmland, countryside and beyond, radiator, double linen store cupboard, vinyl wood effect floor covering, extractor fan to ceiling, secondary loft access.

Outside

The property is approached via a generous size driveway which leads to a large stone car parking forecourt providing off street parking for a substantial amount of vehicles. Access is then given to:

Detached double garage adjoining hobbies room

Double garage

29'10 x 19'11

Having two electrically operated roller doors, fitted power and light. Door from double garage gives access to:

Hobbies room

19'10 x 9'7

Having two glazed windows, fitted power and light and access door to rear garden. In between the house and garage gated access then leads to the property's

Generous size gardens

Comprising: Paved sun terrace/patio with outside pizza oven, large lawn gardens surrounding by well stocked borders containing a variety of shrubs, plants and bushes, large timber garden shed. The rear gardens part border local farmland and are enclosed by mature hedging and fencing.

DIRECTIONS

On entering West Felton, continue over the mini roundabout and, at the crossroads, turn immediately right after The Punchbowl public house, signposted for Grimpo and Rednal.

Proceed along this country lane for approximately one mile, then turn right, signposted for Haughton, onto another country lane (with a sign indicating it is unsuitable for heavy goods vehicles).

Continue for a short distance, where a wooden sign for "Common Cottage" will be found on the left-hand side, leading to the property's driveway.

Agents note

The vendor has informed Holland Broadbridge that the shepherd's hut shown in the sales brochure is not included in the sale. However, it is available for purchase by separate negotiation.

Services

Mains water, electricity, septic drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND E

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

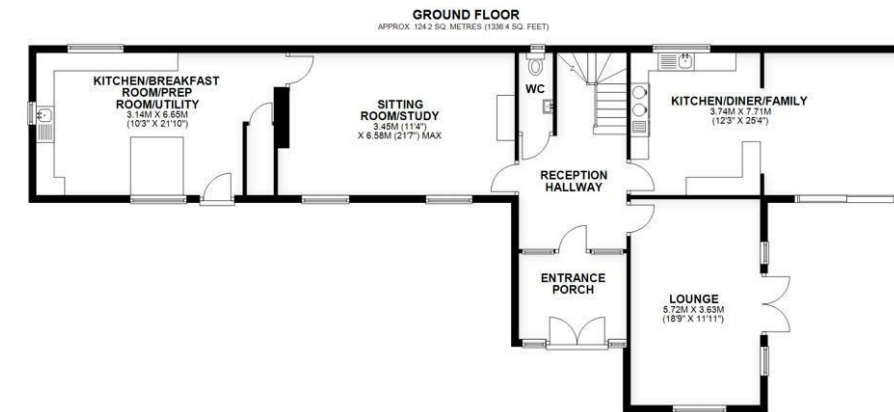
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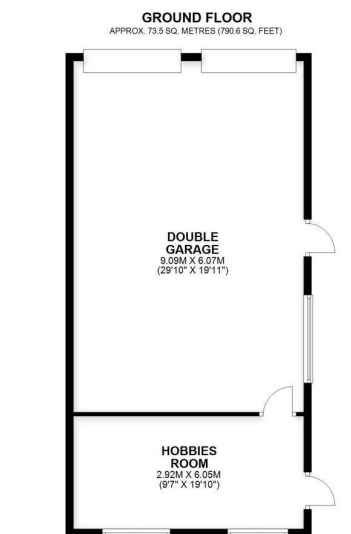
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



TOTAL AREA: APPROX. 195.5 SQ. METRES (2104.4 SQ. FEET)



TOTAL AREA: APPROX. 73.5 SQ. METRES (790.6 SQ. FEET)