



SAMUEL WOOD

The View Vennington Road, Westbury, Shrewsbury, Shropshire, SY5 9RB

Asking Price £875,000



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- Charming Detached Cottage
- Gardens & Paddock - approx 2 Acres
- Feature Fireplace
- Tranquil Setting in Shropshire Countryside
- Extensive Parking and Hard Standings
- Substantial Outbuildings
- Three Generous Bedrooms
- Excellent Connectivity
- Breath-taking Rural Views
- EPC Rating D

Set in the peaceful village of Westbury, The View is a charming three-bedroom detached cottage set within approximately two acres of land including paddock, complete with outbuildings and far reaching countryside views. The View represents a rare opportunity to acquire a country home in a serene setting, ideal for families or those seeking a peaceful rural retreat without sacrificing accessibility. The historic county town of Shrewsbury is within easy reach, offering a range of shopping, dining, schooling and leisure facilities, along with mainline rail services keeping you well connected. Viewing is highly recommended to fully appreciate this fantastic property.

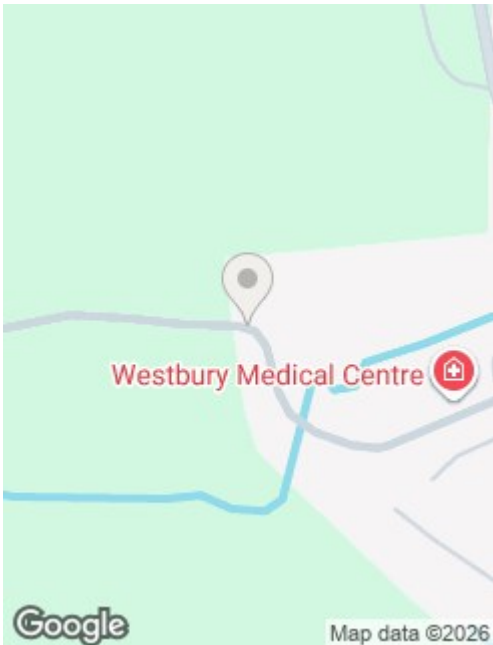
As you step into the property you can feel the warmth and charm throughout. The living room features exposed beams that enhance the property's character, together with a log burning stove set within a striking brick chimney breast creating a cosy focal point. The cottage-style kitchen with an archway opening into the dining room provides a sociable yet functional space. A sizeable conservatory floods in sunlight overlooking the beautiful gardens, a dedicated home office provides a quiet and practical space for remote working or study, and a convenient ground floor WC and utility room completes the downstairs accommodation. While the useful cellar offers excellent additional storage and exciting potential for a variety of uses. Upstairs the landing leads to three well proportioned bedrooms, all offering comfortable living space, together with a substantial family bathroom fit with a shower and bathtub to serve the first floor.

Externally, the property truly comes into its own. The grounds offer extensive outdoor space with a variety of uses. In addition to the gardens, there is a workshop, a dedicated home office, summer house, garden shed and a range of useful outbuildings, making the property particularly well suited to those seeking space for hobbies, home working, or business use. The View offers characterful accommodation alongside a range of versatile outbuildings and an outlook which truly justifies the property's name.

The Vendor is currently using the paddock as a practice golf area but it has potential for equestrian use if required with stunning views.







Directions

From B4387 through Westbury, go past Westbury medical centre and continue on until the road veers left, the property is situated on this bend via a driveway to your right.

Services: We understand that the property has oil central heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 7 Mbps & Superfast 66 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

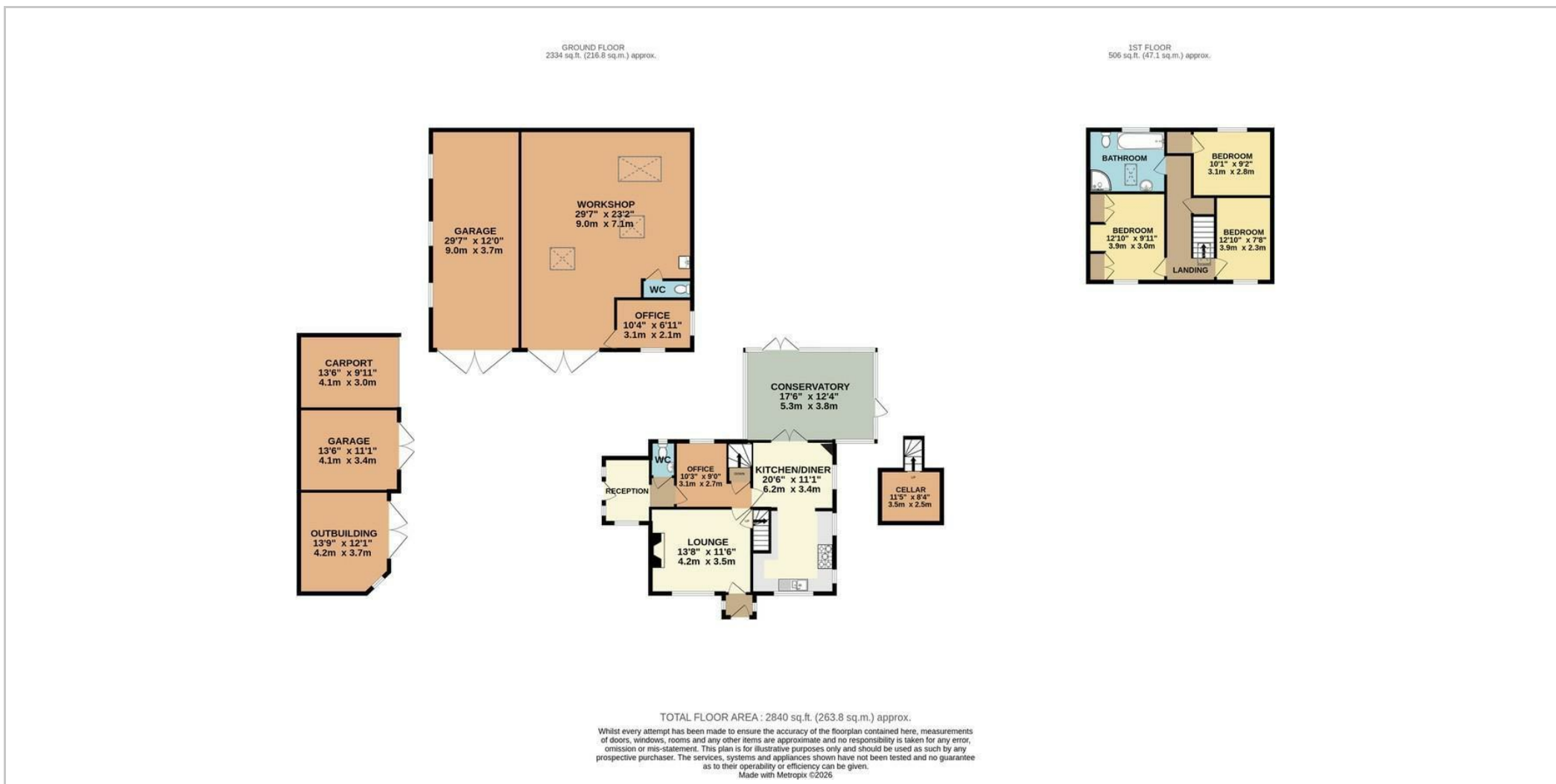
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
 2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
 Tel: 01743 272710 | shrewsbury@samuelwood.co.uk