



The Malt House, Broomfields, Montford Bridge, Shrewsbury, SY4 1HN

5 bedroom detached house — £750,000 Freehold

The Malt House, Broomfields, Montford Bridge, Shrewsbury, SY4 1HN

Coopergreenpooks.co.uk

£750,000 Freehold — 5 bedroom detached house

sales@cgpooks.co.uk

The Malt House is a unique and very attractive detached property of character providing spacious and versatile accommodation over 3 floors, whilst being in a wonderful setting with beautiful rural views and extensive garden/paddock.

KEY FEATURES

- Very well-presented interior with lots of individual original features as well as modern additions.
- Entrance hall and inner hall with cloakroom, from which there are 2 staircases providing access to the upper floors.
- Separate living and dining rooms with exposed beams. The dining room has oak flooring and the living room a fireplace with wood burner. Both rooms also have glaze doors opening to the garden.
- Good sized home office and a kitchen/breakfast room with separate adjoining utility.
- Accessed via the kitchen is a very useful and extensive lower ground floor room with window, providing fantastic storage space.
- On the first floor there are 2 sizable double bedrooms with en suites. There are 3 further double bedrooms on the second floor with good storage and a family bathroom.
- Double glazed windows and oil fired central heating.
- Gated access to an extensive gravelled driveway and parking area for several cars, from which there is access to a detached triple garage.
- Superb, landscaped south facing gardens adjoining unspoilt open countryside.
- Adjoining the gardens is a paddock with driveway access (ideal for a pony).
- Superb location in an idyllic semi-rural setting, yet only a 10 minute drive from Shrewsbury and a short drive from Baschurch and the Corbet school.

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk



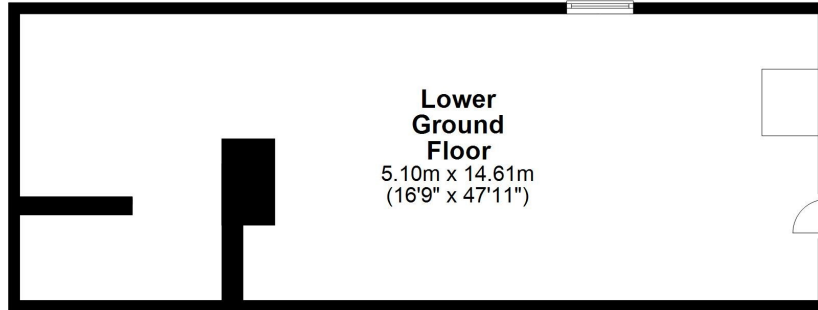
The Malt House, Broomfields, Montford Bridge, Shrewsbury, SY4 1HN

Coopergreenpooks.co.uk

£750,000 Freehold — 5 bedroom detached house

Cellar

Approx. 72.4 sq. metres (779.3 sq. feet)

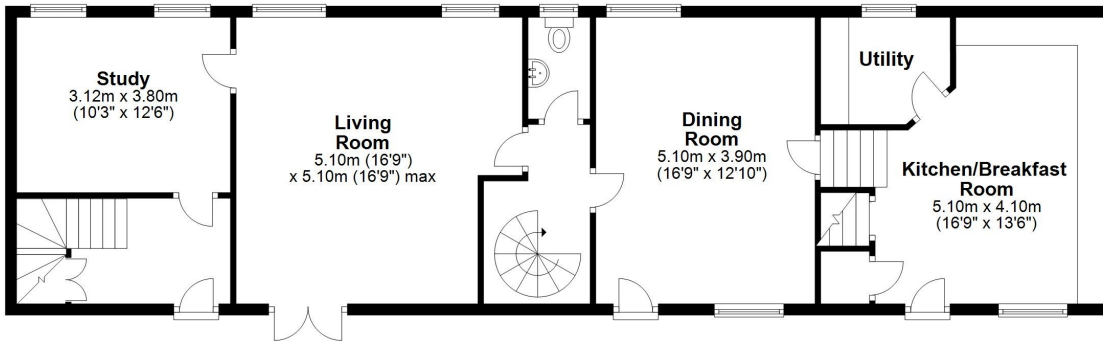


Lower Ground Floor

5.10m x 14.61m
(16'9" x 47'11")

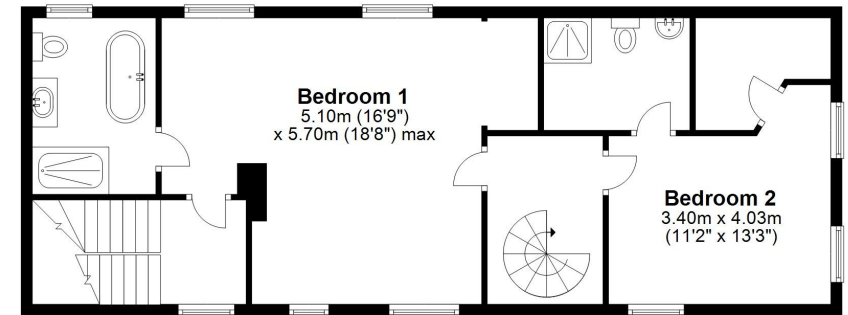
Ground Floor

Approx. 148.5 sq. metres (1598.0 sq. feet)



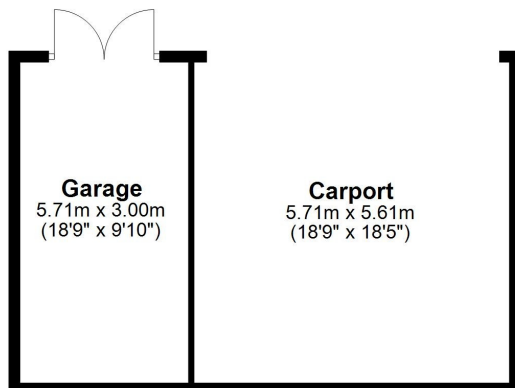
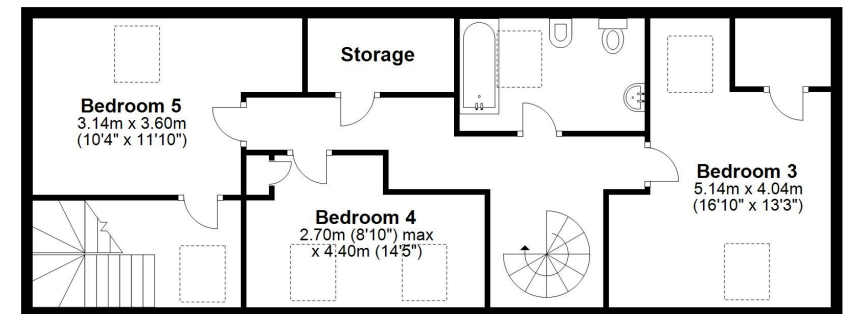
First Floor

Approx. 68.9 sq. metres (741.3 sq. feet)



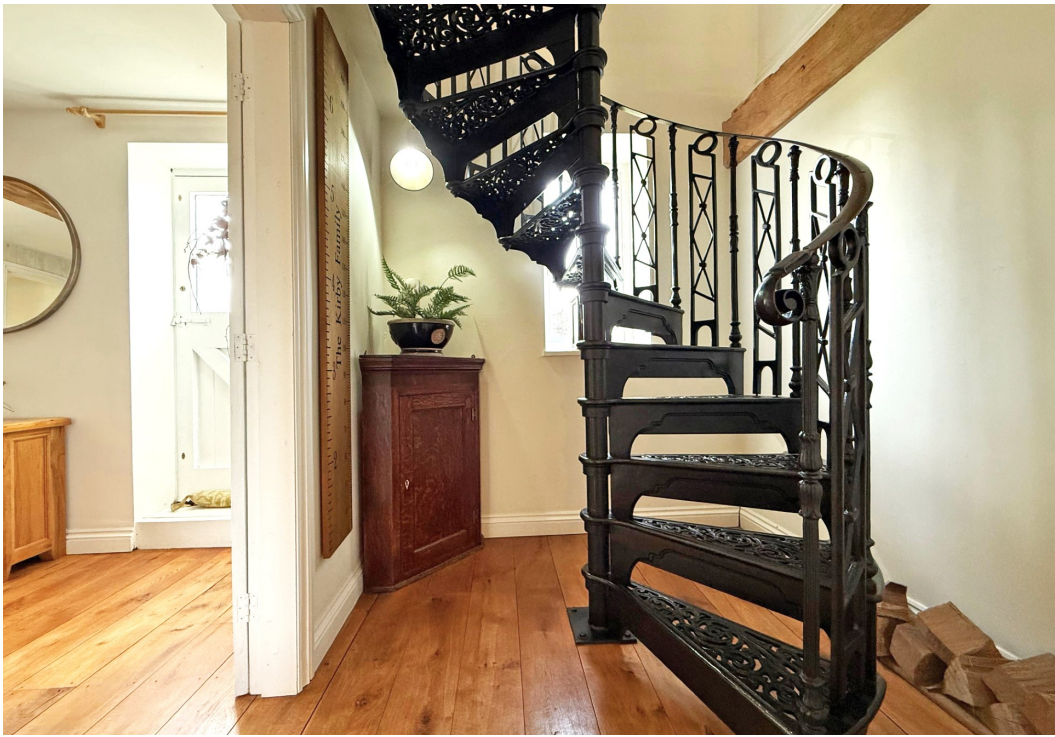
Second Floor

Approx. 73.0 sq. metres (785.4 sq. feet)



Total area: approx. 362.7 sq. metres (3904.0 sq. feet)











The Malt House, Broomfields, Montford Bridge, Shrewsbury, SY4 1HN

£750,000 Freehold — 5 bedroom detached house

sales@cgpooks.co.uk

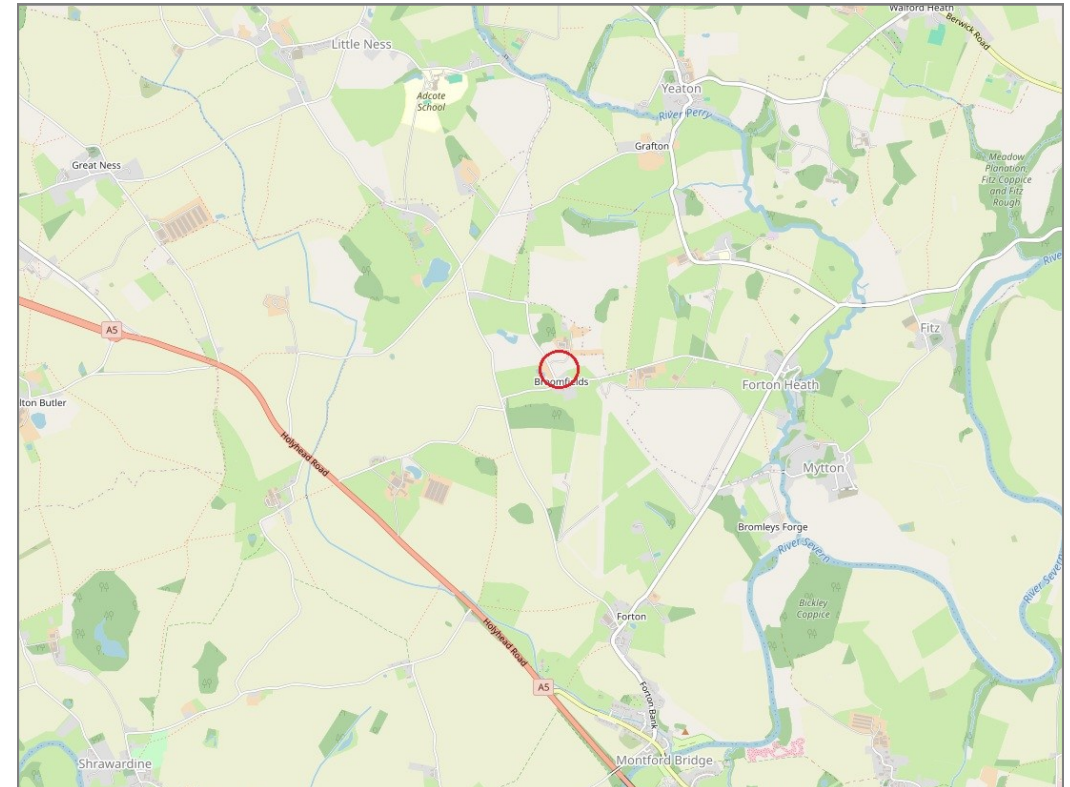
rightmove

onTheMarket.com

RICS®
Regulated by RICS



BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band G
EPC Band	Band E
Services	Main water and electricity are connected. Septic tank and soakaway. Oil fired central heating.

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

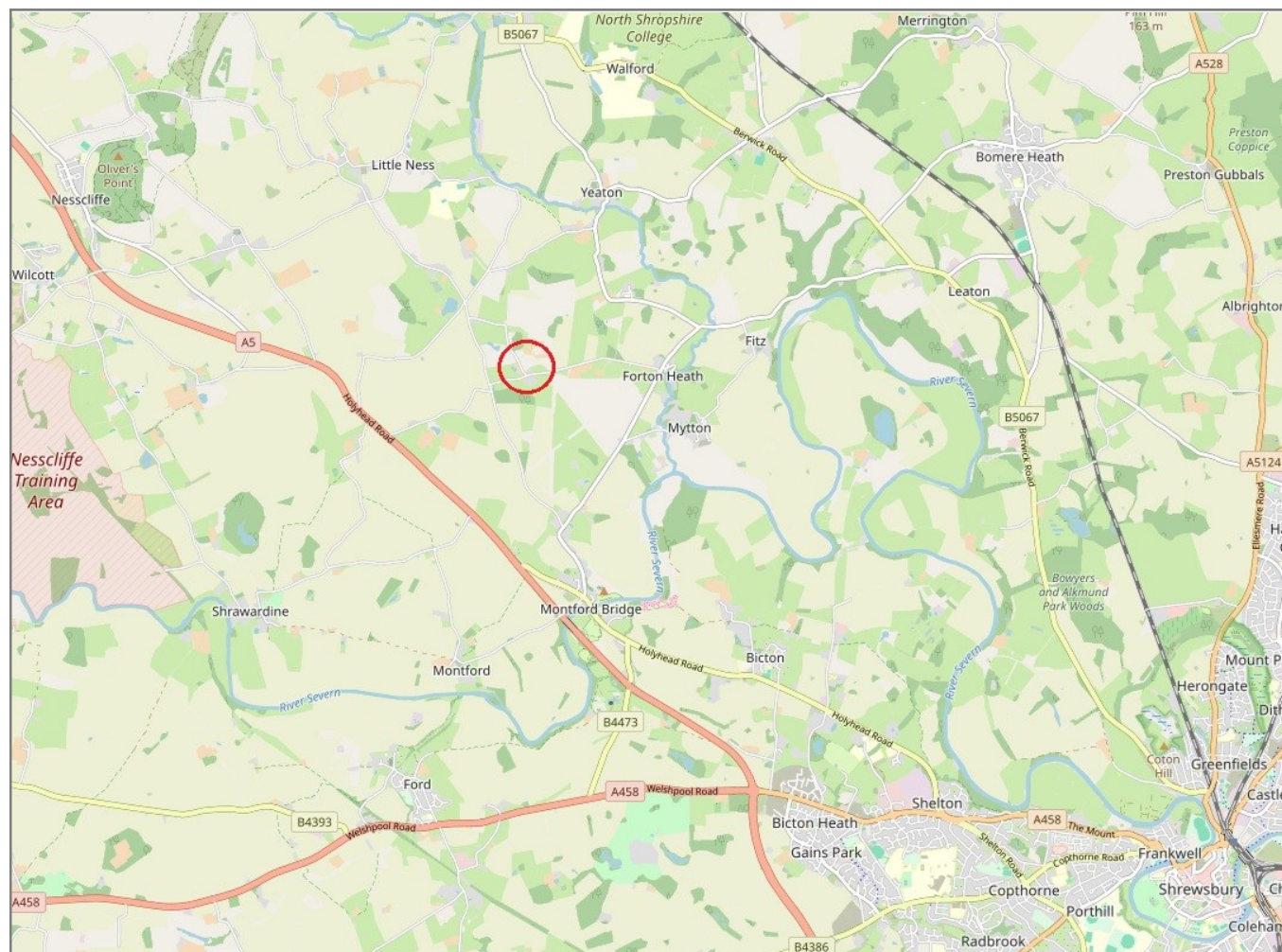
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

The Malt House, Broomfields, Montford Bridge, Shrewsbury, SY4 1HN

Coopergreenpooks.co.uk

£750,000 Freehold — 5 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.