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## Mount Zion Chapel, Pennerley, Shrewsbury, SY5 0NE

4 bedroom detached house — £525,000 Freehold

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sales@cgpooks.co.uk

**Occupying a fantastic position, nestled into the stunning Shropshire Hills, this individually designed former chapel has been significantly improved over the years to provide very versatile accommodation with plenty of potential to be utilised as a beautiful family home, as a holiday let/retreat, or both. Set within a good-sized plot, the property also benefits from a timber cabin/studio, extensive gardens and woodland, and private parking.**

## KEY FEATURES

- The property is currently configured in a way that allows separate sections of the house to be lived in simultaneously and has been successfully run as a holiday let, summarised as follows:
- Ground floor:

Covered entrance and impressive hallway with useful storage and feature turning staircase. From the hallway, you can also access the cloakroom and utility, and versatile study which could be used as an additional bedroom or reception room.

The open plan kitchen/dining/living room has windows to two elevations and glazed doors onto the garden, creating a private entrance for this section of the house. There is also a double bedroom with en-suite shower room.

The very practical and versatile extension provides further built-in storage and could be used as a workshop, utility, or easily incorporated into the main house. From here, there are glazed doors to the rear, and access to the log store at the front

- First Floor:

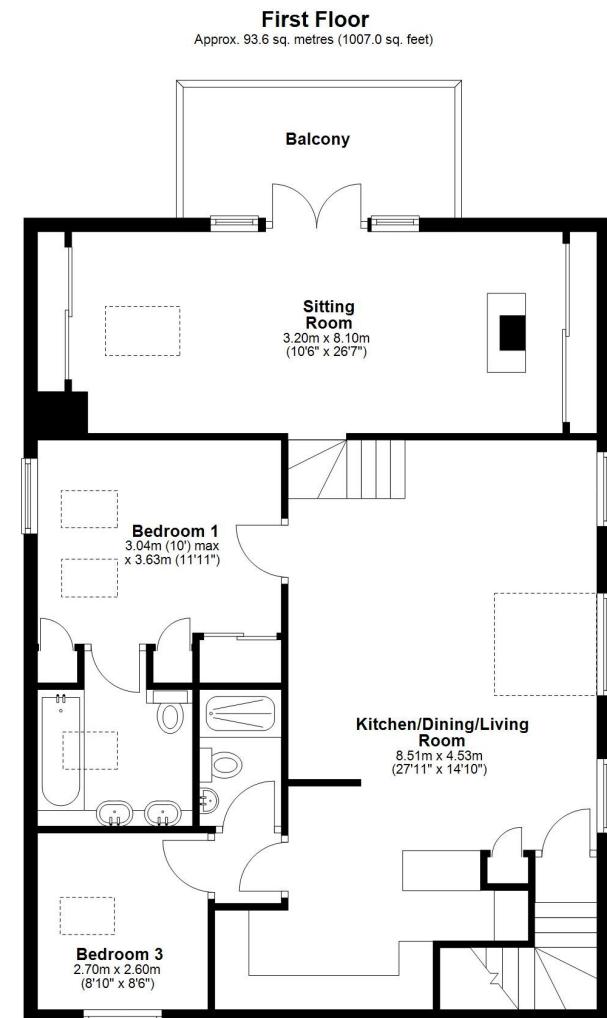
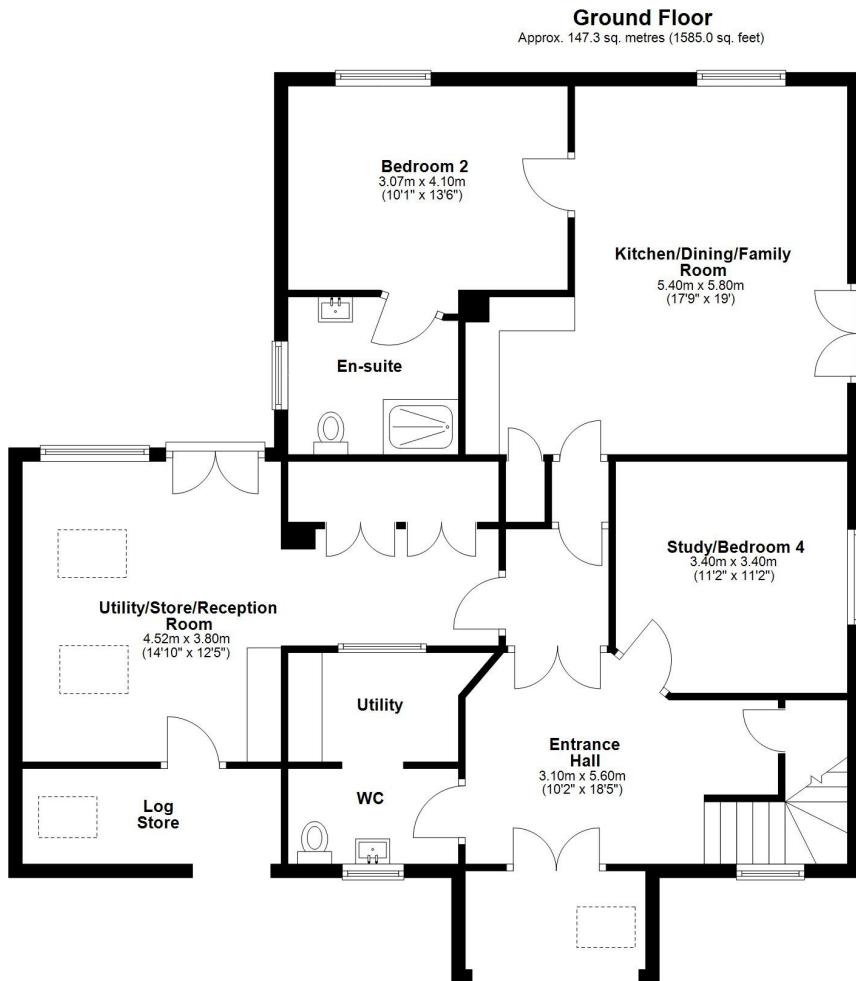
This floor has been designed to comprise a beautiful open plan living/dining area with feature windows and stunning views. There is also a fitted kitchen and raised sitting area with wood burning stove and gazed doors onto a decked balcony.

As well as living accommodation, this floor also has two double bedrooms and a separate shower room, with the master bedroom having built-in wardrobes and a well-appointed en-suite bathroom

- The property has been very well-designed and sympathetically modernised while retaining plenty of character and original features such as stained-glass windows, exposed beams, solid wood flooring, and part-vaulted ceilings
- Adjoining the house are private lawned gardens with established hedging, plants and trees, as well as a block paved driveway providing parking. The property also includes a further area of established gardens and woodland, and parking areas for multiple vehicles.
- The purpose-built timber cabin has previously been used as a games room but could easily be converted into additional accommodation, having power, lighting, wood burning stove, as well as a mezzanine level above. There is also a unique hand made 'mud hut' with living roof situated within the woodland, providing even more potential
- The property is quietly situated within the Shropshire Hills, benefitting from stunning views from all areas of the house and gardens, while being just a mile from Stiperstones, where there is a primary school and pub/restaurant. The villages of Minsterley and Pontesbury are also within a 15-minute drive, and Shrewsbury town centre is just over 30 minutes away
- Sold with no upward chain

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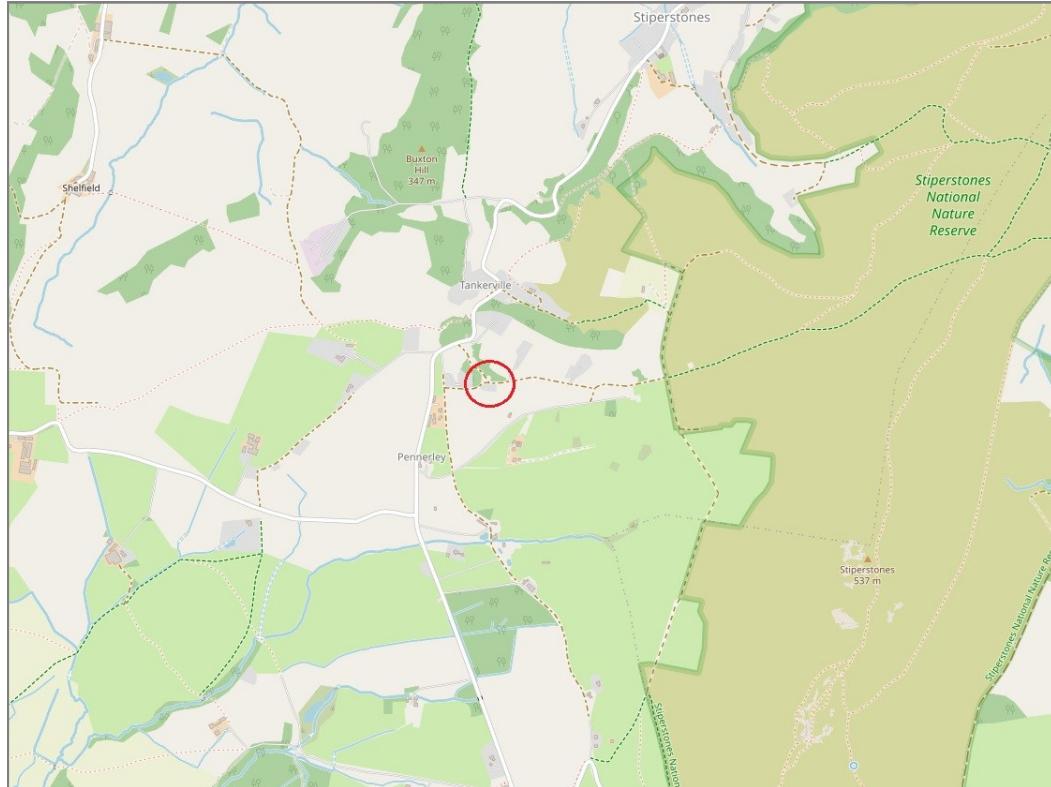
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BOUNDARIES NOT CONFIRMED



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>TBC</b>
Services	<b>Mains water, electricity and drainage are connected.</b> <b>Oil central heating.</b>

 **expert** mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**

**01743 276666**

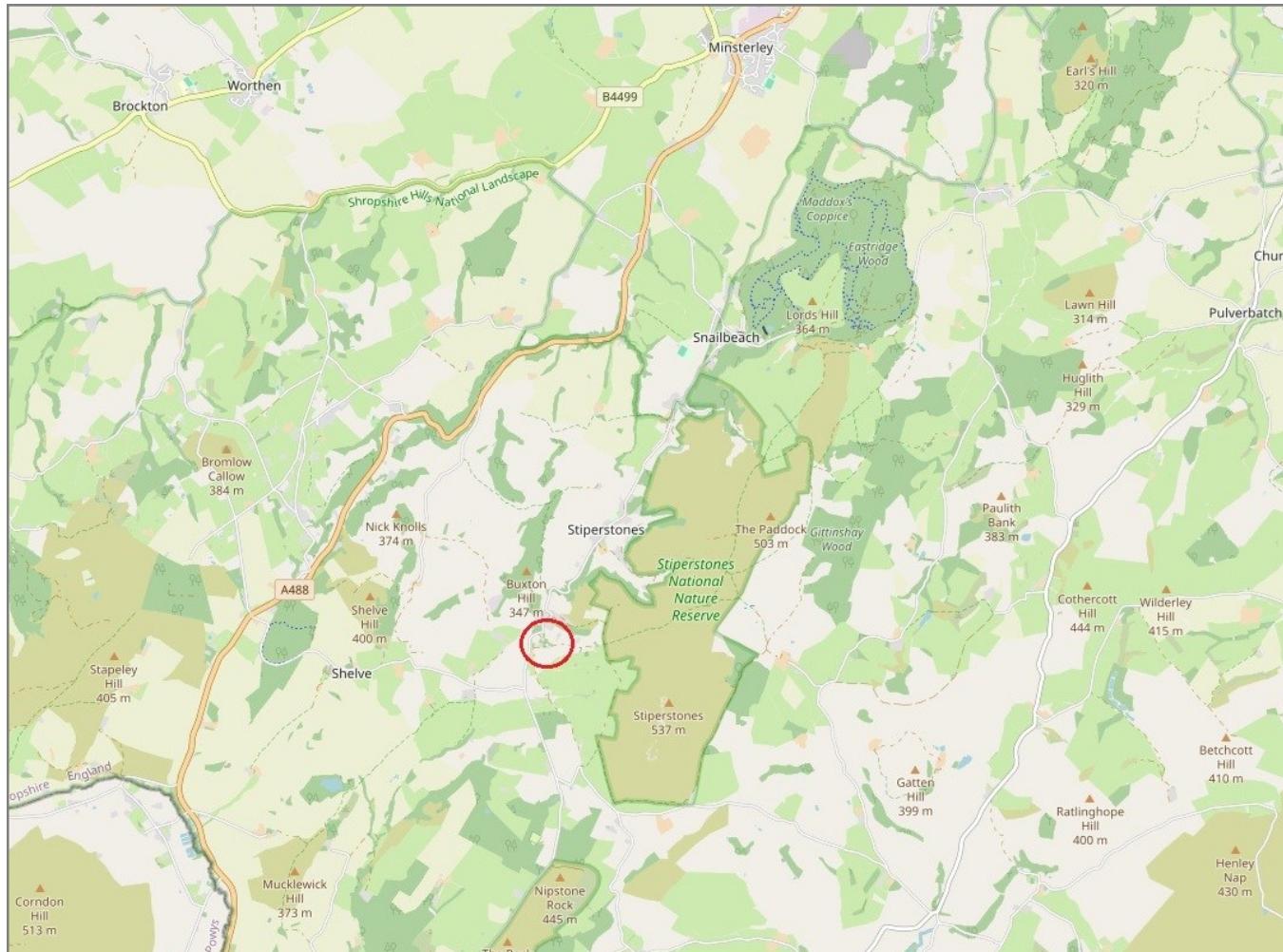


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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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