



THE HOLLOW

14 HOPE COMMON | MINSTERLEY | SHREWSBURY | SY5 0HF





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Minsterley 4.9 miles | Shrewsbury 14.7 miles | Telford 27.9 miles
(all mileages are approximate)

A BEAUTIFULLY APPOINTED DETACHED COTTAGE, SET WITH SUPERB
THREE STOREY OUTBUILDING/GARAGING INCLUDING AN ANNEXE AND
DELIGHTFUL GARDENS WITH PANORAMIC VIEWS.

Glorious rural location
Greatly improved and sympathetically enhanced accommodation
Combining character and modern living
Triple garaging with additional annexe living space
Incredible far reaching views



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words: ///marzipan.rescuer.duplicate

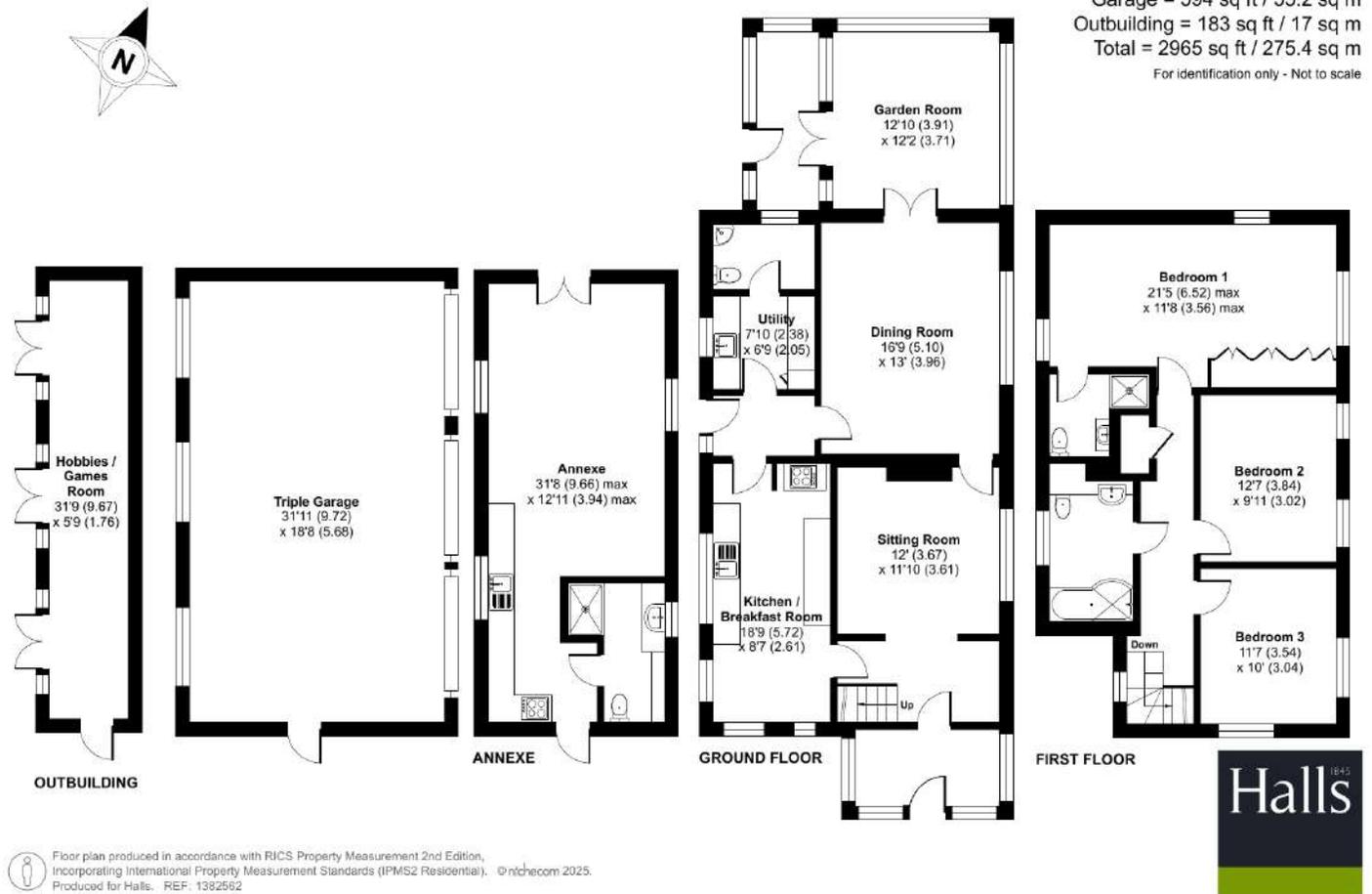
From Shrewsbury, proceed west along the A488 towards Bishops Castle and proceed through the villages of Hanwood, Pontesbury and Minsterley. On leaving Minsterley, continue in the direction of Bishops Castle and proceed up the Hope Valley. On reaching a right turn signposted Bentlawnt, turn right and follow this lane to the next T junction, then turn left and follow this up through the village of Bentlawnt to the top. Continue ahead and after leaving Bentlawnt, taking the left turn signposted Gravels and Gravels Bank. Proceed along and take the next left turn and then left again. Go towards the end of the lane and the property will be found on the Right hand side.

SITUATION

The property occupies a beautiful unspoilt rural location, designated in an Area of Outstanding Natural Beauty. Positioned with commanding panoramic views and opening out onto the Shropshire Plain, whilst wider views will be seen towards Long Mountain round to Shrewsbury. The area is renowned amongst walkers and a basic range of amenities can be found in the villages of Worthen with a shop and primary school and Minsterley which is approximately 5 miles away. Pontesbury is slightly further on and includes a greater range of shops, takeaway restaurants, medical, veterinary surgery and primary and secondary schools. Commuters will find that the county town of Shrewsbury is readily accessible and offers a comprehensive range of amenities, including a rail service. The A5 road links to the west gives ready access to the M54 motorway and Telford, or alternatively in the opposite direction to Oswestry and the north.

PROPERTY

14 The Hollow, Hope Common is a beautifully presented and delightfully appointed country residence set within an Area of Outstanding Natural Beauty, enjoying breathtaking, far-reaching countryside views. The main



house has undergone numerous improvements and now offers a characterful yet contemporary living environment.

The ground floor is approached via a useful entrance porch, opening into a welcoming reception hall with a bespoke oak staircase rising to the first floor. The sitting room is full of charm, featuring a brick fireplace with a log-burning stove and stunning outlooks. A superb separate dining room boasts double doors leading into the exquisite garden room, allowing full

appreciation of the glorious surroundings. The kitchen is wonderfully appointed with an extensive range of fitted units, quartz worktops, a Belfast sink, and a selection of integral appliances. In addition, there is a separate utility room and a guest WC/boot room. Upstairs, the first floor offers three bedrooms, all enjoying magnificent views. The principal suite features extensive built-in wardrobes and a modern en-suite shower room, while the remaining two bedrooms are served by the family bathroom.



OUTSIDE

Outside, the property is approached from a quiet country lane, with parking set beside the detached garaging and annexe. Arranged over three floors, this versatile building provides exceptional additional space. The lower ground floor is a splendid open area suitable for hobbies, a games room, or a home office. The middle floor consists of triple garaging with remote-controlled electric doors. Above, the top floor offers a fantastic open-plan living space incorporating a living area, kitchen, bedroom, and en-suite shower room—ideal for older children, guests, or potential holiday-let income.

The property is beautifully set within carefully designed and imaginatively landscaped gardens, featuring meandering pathways, flowing lawns, and extensively stocked shrub borders. Multiple terrace seating areas, along with balconies from the garaging/annexe, ensure maximum enjoyment of the stunning countryside setting.

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

We understand that the property has the benefit of mains water and electricity. Oil fired central heating. Drainage is to a septic tank. 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 – D



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.



