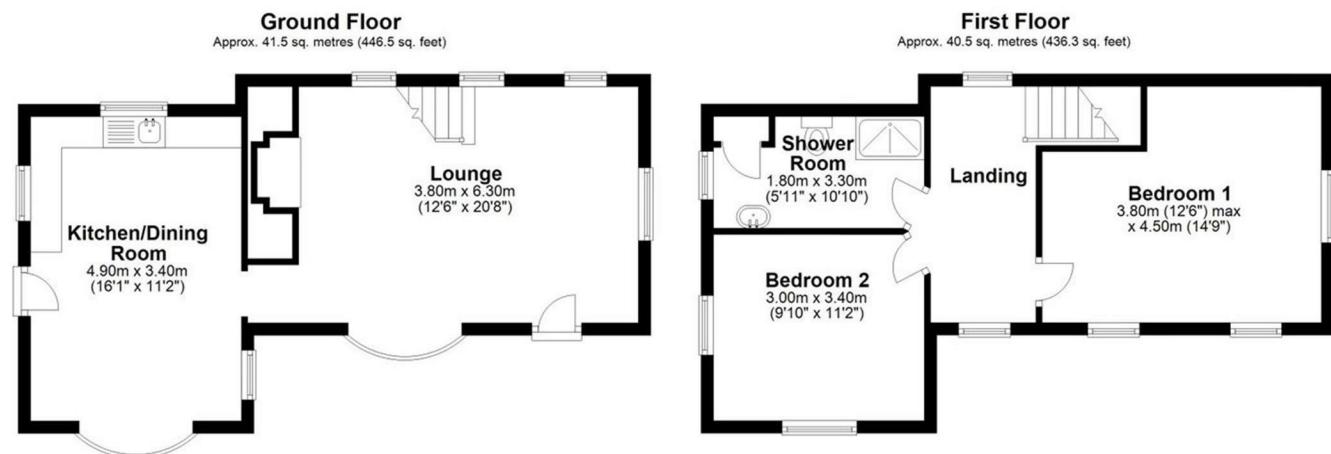


FOR SALE

Elm Tree Cottage Lordstone, Minsterley, Shrewsbury, SY5 0HA

Halls<sup>1845</sup>

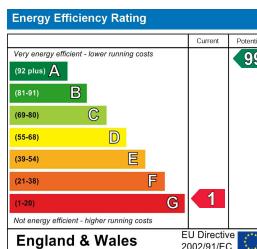


Total area: approx. 82.0 sq. metres (882.8 sq. feet)  
**Elm Tree Cottage**

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

#### Energy Performance Rating



FOR SALE

Offers In The Region Of £250,000

Elm Tree Cottage Lordstone, Minsterley, Shrewsbury, SY5 0HA

A detached cottage providing well proportioned accommodation that requires an extensive scheme of modernisation and improvement, set in a generous plot in this most idyllic, rural locality. Set in all approximately 0.64 acres.

Halls<sup>1845</sup>

01743 236 444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
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MILEAGES: Minsterley 4.5 miles, Pontesbury 6.4 miles, Shrewsbury 15.8 miles. All mileages are approximate.



1 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



- Detached Cottage
- Requiring extensive renovation
- Gardens
- Rural Location
- Wonderful views
- Set in approx. 0.64 acres

#### DIRECTIONS

From Shrewsbury town centre proceed west along the A488 signposted Bishops Castle. Continue through the villages of Hanwood and Pontesbury and on arrival at Minsterley take the left turn at the roundabout signposted to Bishops Castle. Continue through Plox Green and commence up the Hope Valley. Take the first available right turn signposted Bentlawnt, follow this lane past the former primary school to a crossroads and turn left into the hamlet. Continue up the bank, then take the right turn signposted Lordstone. Proceed along and the property will be identified on the righthand side, clearly identified by a Halls For Sale board. (WHAT 3 WORDS - PROFITED.HORNS.DESIRE)

#### SITUATION

The property occupies a most attractive position, which following some external groundworks would offer some stunning and far reaching views. The area is renowned amongst country lovers and walkers alike, with access along numerous adjoining country lanes and public footpaths. Within close proximity are the villages of Pontesbury and Minsterley, both offering a range of amenities including primary and secondary schools, restaurants, public houses, dental and medical practices. Commuters will be pleased to note there is ready access through to the county town of Shrewsbury, with excellent leisure and social amenities. The A5 provides further road links through to the M54 motorway and onto Telford.

#### DESCRIPTION

Elm Tree Cottage is a truly individual detached cottage set in a beautiful rural locality. The property requires an extensive scheme of renovation and improvement works throughout, allowing all purchasers an excellent opportunity to introduce their own ideas and tastes. The ground floor comprises a generous living room and separate kitchen/diner. To the first floor there are two double bedrooms and a bathroom. It should be noted that the first floor accommodation will provide a stunning outlook with far reaching views. The former gardens have not been maintained for a number of years and are now heavily cropped with trees and self setting plants. These require a comprehensive scheme of landscaping and offer huge potential to future buyers.

#### ACCOMMODATION

##### ENTRANCE PORCH

Oak framed and slate tiled entrance porch with quarry tiled floor. Leads into:-

##### LOUNGE

With beamed ceiling, feature stone and brick fireplace, staircase to first floor.

##### KITCHEN/DINER

Providing a range of base level storage cupboards with work surface area over and stainless sink unit and drainer. Beamed ceiling, feature exposed timbers.

##### FIRST FLOOR LANDING

With attractive exposed timber flooring, dual aspect windows, door to:-

##### BEDROOM 1

With dual aspect and exposed boarded flooring.

##### BEDROOM 2

With exposed boarded flooring, dual aspect, exposed wall and ceiling timbers.

##### SHOWER ROOM

With shower cubicle, wash hand basin with storage cupboards under, part tiled walls and access to loft space.

##### OUTSIDE

The property is approached off the road and through the gardens on foot.

#### GARDENS

The gardens are of particularly generous size but require extensive landscaping and maintenance. The gardens are not extremely overgrown and contain a large number of trees and shrubs.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

#### SERVICES

It is understood mains electricity is connected. We await confirmation regarding water and drainage.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### COUNCIL TAX

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.  
Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)