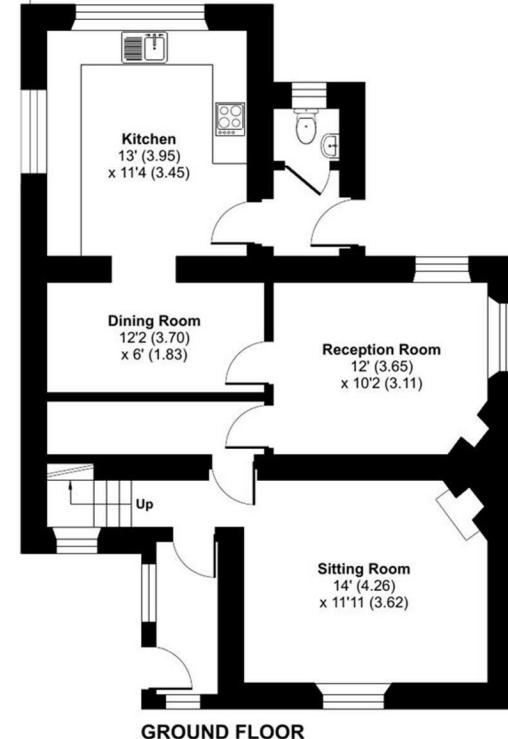
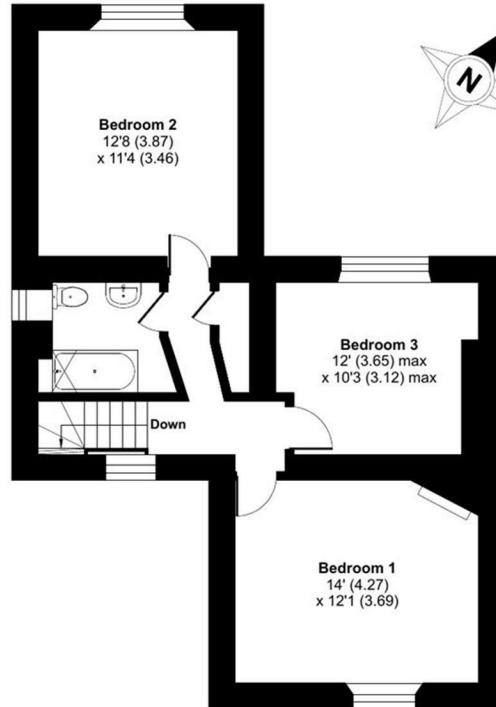


FOR SALE

Orchard Cottage Grimmer, Minsterley, Shrewsbury, SY5 0DP

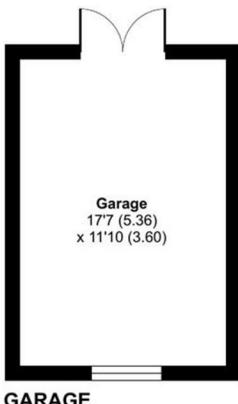


GROUND FLOOR



FIRST FLOOR

Approximate Area = 1343 sq ft / 124.7 sq m
Garage = 208 sq ft / 19.3 sq m
Total = 1551 sq ft / 144 sq m
For identification only - Not to scale



FOR SALE

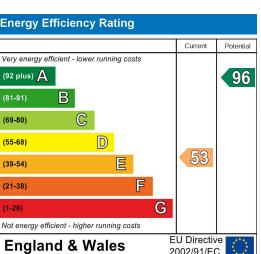
Offers in the region of £425,000

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1282994

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



A charming detached country cottage, providing well proportioned rooms and a versatile living space, set with garaging and generous gardens with a lovely outlook. In all approximately 0.45 acres.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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MILEAGES: Pontesbury 4.4 miles, Welshpool 12.5 miles, Shrewsbury 14.1 miles. All mileages are approximate.



- Beautiful rural location
- Charming cottage
- Versatile layout
- Driveway parking and garage
- Large gardens
- Lovely views

DIRECTIONS

From Shrewsbury take the A488 for Pontesbury. Continue through the village of Pontesbury and on to the village of Minsterley. Continue to the 1st roundabout and take the second exit. At the next mini roundabout take the first exit and proceed in the direction of Worthen and after a distance the property will be found on the right hand side, clearly identified by a Halls for sale board.

SITUATION

The property is beautifully located in a lovely rural locality and offers views to both the front and rear. The nearest amenities will be found at the village of Minsterley which offers a pub, take away, garage with mini Morrisons convenience store and primary school. Further amenities can be found in Pontesbury, whilst the market towns of Shrewsbury and Welshpool are easily accessible.

DESCRIPTION

Orchard Cottage, is a most charming and highly desirable detached property set in a lovely rural locality. The property has a flexible living environment with the ground floor comprising 3 reception rooms, kitchen and guest WC. To the first floor there are 3 bedrooms and the bathroom. Outside, a gated entrance leads on to a large driveway parking area and the garaging. The gardens are of an excellent size, being extensively lawned and containing shrubbery borders and a variety of specimen trees.

ACCOMMODATION

Panelled part glazed UPVC entrance door leads into:-

ENTRANCE PORCH

With tiled floor, lovely aspect and part glazed door to:-

INNER HALLWAY

With staircase to first floor and doors off and to:-

LIVING ROOM

Fireplace with tiled hearth, exposed brickwork housing an oil burning stove. Lovely aspect of fields to front.

FAMILY ROOM

With dual aspect windows with lovely outlook. Walk in pantry with quarry tiled floor and housing the Worcester oil fired central heating boiler.

BREAKFAST ROOM

With tiled floor and archway through to:-

KITCHEN

Tiled floor and providing eye and base level storage units comprising cupboards and drawers, with generous work surface area over and a one and half bowl sink unit and drainer with mixer tap over. Space and plumbing for dishwasher, space and plumbing for washing machine, integral electric cooker with four ring electric hob unit. Dual aspect windows with lovely views. Stable style door to:-

REAR HALL

With tiled floor, panelled part glazed door to rear of property and door to:-

GUEST WC

With tiled floor, low level WC and wall mounted wash hand basin.

FIRST FLOOR LANDING

Built in airing cupboard with insulated hot water cylinder, doors off and to:-

BEDROOM ONE

With stunning far reaching views.

BEDROOM TWO

With exposed boarded flooring, period fireplace and views over fields to front.

BEDROOM THREE

With beautiful far reaching views.

BATHROOM

With tiled floor and a suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, panelled bath with feeder shower attachment, part tiled walls.

OUTSIDE

The property is approached through twin wrought iron gates leading onto a generous tarmac driveway parking area with space for numerous vehicles.

THE GARDENS

To the front is a useful Indian sandstone patio seating area with additional room for potted plants and provides a lovely outlook. A slate path leads around the property and extends onto a sun terrace entertaining area with beautiful far reaching views over rolling fields and hills beyond. Adjoining the terrace, is a section of lawn with established shrubbery beds and borders. Timber steps then extend down to a large expanse of lawn and the orchard, which contains a number of different specimen and fruit trees, including apple, plum and damson. There are some lovely views from the Orchard over surrounding countryside. Positioned behind the garage are further lawns. Former stone and tile pigsty.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.