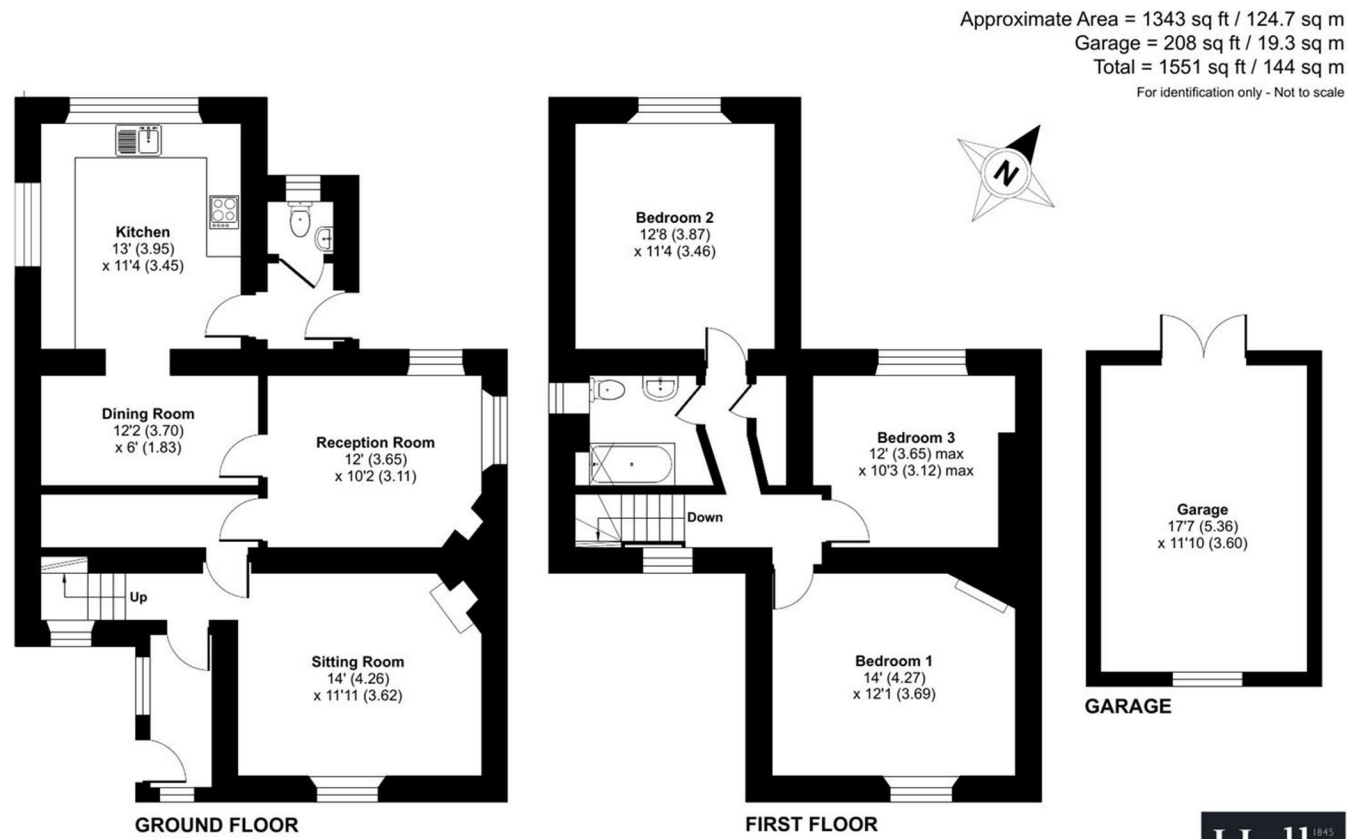


FOR SALE

Orchard Cottage Grimmer, Minsterley, Shrewsbury, SY5 0DP



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

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FOR SALE

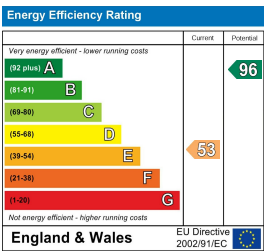
Offers in the region of £425,000

Orchard Cottage Grimmer, Minsterley, Shrewsbury, SY5 0DP

**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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FOR SALE


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



3 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- 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 shrubby 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:-

**KTICHEN**  
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 shrubby 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.