



FOR SALE

Offers In The Region Of £620,000

## Edgecroft Halfway House, Shrewsbury, 96/4951, SY5 9DD

A most impressive and beautifully presented detached house, providing extended and particularly versatile accommodation, set with double garage and gardens, with stunning farmland views to the rear.





MILEAGES: Shrewsbury 10.5 miles and Welshpool 8.4 miles. (All mileages are approximate)



- Beautifully presented house
- Versatile and flexible layout
- New two storey extension
- Generous parking & Garage
- Attractive Gardens
- Views over adjoining fields

## DIRECTIONS

From Shrewsbury proceed west along the A458 Welshpool road, continuing to the A5 link road and head straight over the roundabout staying on the A458. Proceed straight through the village of Ford and beyond Rowton Castle Country Club on your right hand side. Continue into the village of Halfway House passing the Cafe and shop on the left hand side. Proceed passed the repair garage on the right and after a short distance take the left turn onto a slip road. The property will be identified after a short distance on the left hand side.

## SITUATION

The property is located in an attractive position on the outskirts of the popular village of Halfway House. There are amenities close by including a shop and village hall. Further and a more comprehensive range of amenities can be found in the country town of Shrewsbury which offers a diverse shopping centre with numerous social facilities and a rail service. Commuters will also find that the Welshpool road gives immediate access to the A5 which links north to Oswestry and south east to the M54 motorway and on to Telford.

## DESCRIPTION

Edgcroft is a most desirable and beautifully presented detached residence, providing a flexible and versatile layout which will no doubt have wide market appeal. The current owners have made numerous improvements, including the construction of a two storey extension which has significantly increased the living accommodation, whilst also introducing an additional bathroom. The ground floor currently boasts 5 interchangeable reception rooms including a beautiful living room with log burning stove, stunning dining room with panelling to walls, study, music room and family/playroom. Also to the ground floor is an attractively appointed breakfast kitchen with walk-in pantry and a useful guest WC. To the first floor, there are four bedrooms - two of which have en-suite shower rooms, whilst the remaining two are served by the main family bathroom. Outside, is a generous driveway parking area with space for numerous vehicles and the recently constructed detached double garage, with twin remote controlled roller entrance doors. The gardens are an attractive feature to the property, offering lawns to both the front and rear. Also positioned to the rear is a flagged sun terrace which allows for appreciation of the stunning outlook over adjoining fields with countryside beyond.

## ACCOMMODATION

A solid oak and part glazed entrance door with oak framed glazed panels leads into:

## ENTRANCE PORCH

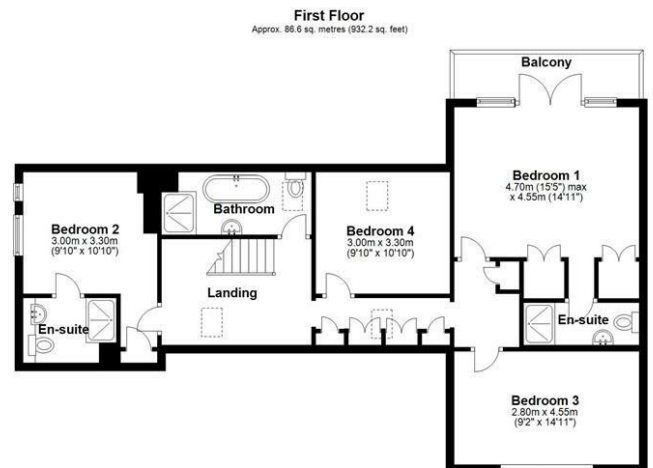
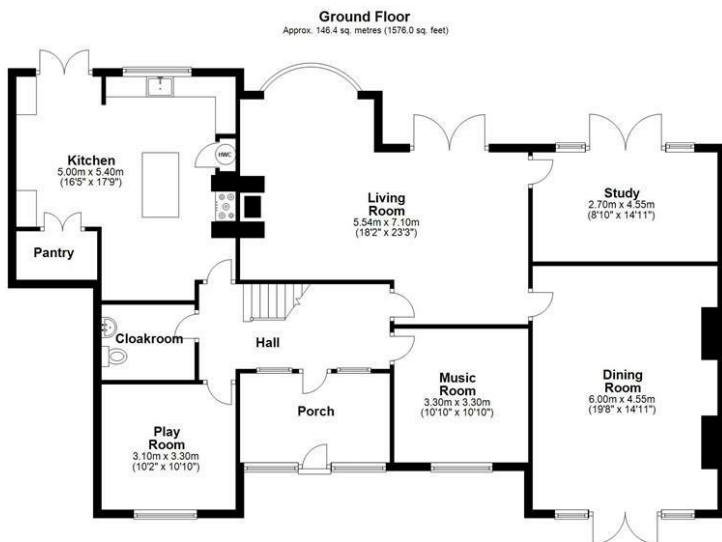
With tiled floor, part glazed access door, leading into:

## RECEPTION HALL

With solid wood flooring, ceiling downlighters, staircase rising to first floor. Doors off and to:

## GUEST WC

Providing a white suite comprising low level WC, pedestal wash hand basin. Part panelling to walls. Radiator.



Total area: approx. 233.0 sq. metres (2508.2 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



5 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



#### LIVING ROOM

With delightful parquet flooring, fireplace with slate hearth housing CLEARVIEW log burning stove, bay window with stunning views over adjoining farmland. Twin glazed French doors lead to rear garden. Glazed doors off and to:

#### STUDY

Ceiling downlighters. Twin glazed French doors lead into covered private seating area benefitting from a stunning outlook over fields.

#### DINING ROOM

With attractive panelling to the walls, mock fireplace with slate hearth, oak mantle and exposed brickwork to recess. Twin tall contemporary radiators. Twin glazed French doors with side panels leading to front of property.

#### SITTING ROOM

With parquet flooring. Window to front aspect.

#### FAMILY/PLAYROOM

With parquet flooring.

#### BREAKFAST KITCHEN

With quarry tiled floor. Providing an attractive range of eye and base level units comprising cupboards and drawers with oak work surface area over. Additional granite work surface with Belfast sink unit with mixer tap over and inset granite drainer. Window with far reaching views over gardens and fields beyond. Eye level storage cupboards and plate rack. Range of bespoke display cupboards. Cupboard housing the hot water cylinder. Integral dishwasher. Large recess with space for American style fridge freezer with fitted shelving to the sides and above. Raised recess housing the RANGEMASTER dual fuel cooker with double oven and grill, 5 ring gas hob unit. Inset tiles with lighting over. Island with a range of base level drawers and storage cupboards with generous oak work surface over. WALK-IN PANTRY with an extensive range of fitted shelving. Combination of granite and oak upstands. Integral washing machine and integral tumble dryer. Ceiling downlighters. Twin glazed French doors leading onto a rear sun terrace.

#### FIRST FLOOR LANDING

With access to loft space. Providing an extensive range of built in storage cupboards. Ceiling downlighters. Two Velux windows. Built in linen cupboard. Doors off and to:



#### BEDROOM 1

With twin built in wardrobes. Glazed French doors with full length side panels leading onto a covered balcony seating area with delightful far reaching views over open fields. Door to:

#### EN-SUITE SHOWER ROOM

Providing a white suite comprising low level WC, pedestal wash hand basin, generous shower cubicle with mains fed GROHE shower unit with sliding splash screen and inset tiles. Wall mounted heated towel rail. Ceiling downlighters and roof light.

#### BEDROOM 2

Built in eaves storage area. Door to:

#### EN-SUITE SHOWER ROOM

Providing a modern suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards and drawers under and to the side. Part tiled walls and tiled splash. Radiator. Shower cubicle with mains fed GROHE shower unit, inset tiles and splash screen. Ceiling downlighters. Extractor fan.

#### BEDROOM 3

With window to front aspect.

#### BEDROOM 4

With oak boarded flooring and Velux roof light with inset blind.

#### BATHROOM

With oak boarded flooring and providing a white suite comprising low level WC, roll top bath with clawed feet and feeder shower attachment. Generous shower cubicle with wall mounted electric shower, inset tiles and sliding splash screen. Ceiling downlighters. Pedestal wash hand basin. Part panelling to walls. Heated towel rail and Velux roof light. Shaving connection point.

#### OUTSIDE

The property is approached through a pillared entrance leading onto a generous gravelled driveway with space for numerous vehicles which also provides vehicular access to the detached double garage and pedestrian access to the front and sides of the property.

#### DOUBLE GARAGE

With twin remote controlled electric roller entrance doors. Power and light points and additional panelled pedestrian access door.





### THE GARDENS

To the front the gardens flank the driveway on both sides providing neatly manicured and well maintained lawns, with a laurel hedgerow to the front. A stone path leads down one side of the property to the rear. Immediately adjacent to the Breakfast Kitchen is a raised sun terrace providing a fantastic outdoor entertaining area with covered BBQ section. The rear garden has a superb outlook over adjoining fields. There is a useful yard area containing a good size workshop/garden shed and timber bin store.

### GENERAL REMARKS

### FIXTURES AND FITTINGS

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

### SERVICES

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

### TENURE

Freehold. Purchasers must confirm via their solicitor.

### COUNCIL TAX

The property is currently showing as Council Tax Band D. 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)



FOR SALE

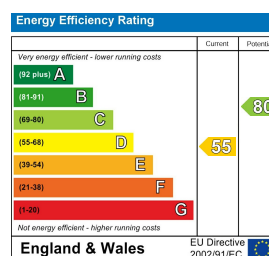
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01743 236 444

#### Shrewsbury Sales

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@halls.gb.com



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