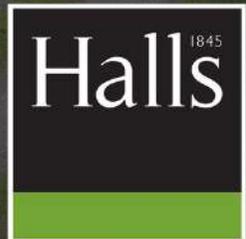




# THE HOMESTEAD

WHITE GRITT | MINSTERLEY | SHREWSBURY | SY5 0JL





# THE HOMESTEAD

WHITE GRITT | MINSTERLEY | SHREWSBURY | SY5 0JL

Shrewsbury 15 miles | Telford 24.7 miles  
(all mileages are approximate)

A GENEROUSLY PROPORTIONED AND NEATLY PRESENTED DETACHED BUNGALOW, SET WITH GARAGING AND LOVELY GARDENS IN THIS IDYLIC RURAL LOCATION.

Beautiful rural location  
Spacious accommodation  
Large driveway parking area  
Detached garage  
Wonderful landscaped gardens with lovely outlook



**Shrewsbury Office**

2 Barker Street, Shrewsbury, Shropshire,  
SY1 1QJ

**T:** 01743 236444

**E:** [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)

Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury take the A488 road through Pontesbury and Minsterley. Continue up the Hope Valley and then carry on, taking the right turn signposted White Gritt and Priest Weston. Proceed along this road and round the sharp left hand bend and then take the first available left turn. Continue ahead and the property will be found on the right hand side.

## SITUATION

White Gritt is a picturesque hamlet situated on the edge of the Shropshire Hills Area of Outstanding Natural Beauty, offering immediate access to one of England's most celebrated landscapes. The property is well placed for nearby market towns including Bishop's Castle, renowned for its independent shops and festivals; Montgomery with its historic castle ruins; and Welshpool, which offers a range of everyday amenities.

For a wider selection of shopping, dining and cultural attractions, the historic county town of Shrewsbury lies within comfortable driving distance. White Gritt provides the perfect balance of rural tranquillity and convenient access to surrounding towns and countryside.

## PROPERTY

Entering the market for the first time in over three decades, The Homestead is a charming detached two bedroom bungalow set in a peaceful rural position with beautiful private gardens and far-reaching views towards the Shropshire Hills.

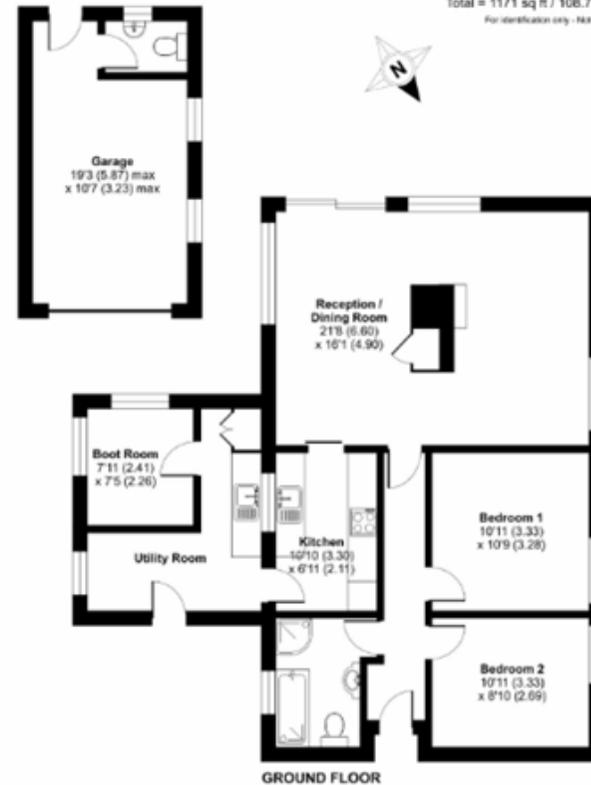
This delightful property offers well-balanced and versatile accommodation throughout. The heart of the home is the spacious open-plan living and dining room, where large patio doors frame views of the garden and provide direct access to the patio, creating a seamless connection between indoor and outdoor living.

A characterful brick chimney breast forms a focal point and could accommodate a dual-aspect log burner for added warmth and ambience.

The dining area flows naturally into the well-appointed kitchen, which features a range of integrated appliances including a double oven, ceramic hob, microwave, ceramic sink and drainer, and a wine chiller – ideal for entertaining.

## The Homestead, White Gritt, Minsterley, Shrewsbury, SY5

Approximate Area = 965 sq ft / 89.6 sq m  
Garage = 206 sq ft / 19.1 sq m  
Total = 1171 sq ft / 108.7 sq m  
For identification only - Not to scale



Beyond the kitchen is a generous utility area with space for a freestanding fridge freezer and washing machine, along with additional cabinetry, a secondary sink and drainer, and a further storage area perfect for use as a pantry. Subject to preference, this versatile space offers excellent potential to be reconfigured to create a larger open kitchen arrangement.



The property provides two well-proportioned bedrooms, one of which is currently arranged as a home study, making it ideal for remote working. The accommodation is completed by a spacious family bathroom, fitted with a bath, separate shower cubicle, WC and vanity unit, complemented by tiled flooring and partially tiled walls.

### OUTSIDE

Externally, The Homestead enjoys a particularly attractive setting. The property is approached via gated access leading to a generous parking area and a detached brick-built garage. A variety of plants and shrubs create an inviting first impression.

To the rear, the beautifully maintained private garden features flowing lawns, tranquil pond, and a generous patio seating area – perfect for relaxing or entertaining while taking in a lovely outlook.

## 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 electric. Drainage is provided to a private system. Oil fired central heating.

### LOCAL AUTHORITY

Powys Council, Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG

Tel: 01597 827460.

### COUNCIL TAX

Council Tax Band – F



### RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings 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.



