

**FOR SALE**

Offers In The Region Of £579,000

Acacia House Harmer Hill, Shrewsbury, Shropshire, SY4 3EE

A particularly impressive and beautifully appointed detached village house having been comprehensively modernised and refurbished including a new large garage/workshop and extensive neat lawned gardens, in an elevated position backing onto farmland, whilst offering extensive views to the front over the village towards the Welsh hills in the distance. IN ALL ABOUT 0.3 ACRE.



MILEAGES: Shrewsbury Town Centre 6.4 Miles, Wem 4 miles, Ellesmere 11.2 miles and Telford 19.6 miles. All mileages are approximate.



- An impressive village house
- Comprehensively modernised
- Large garage/workshop
- Extensive gardens
- Elevated position with views
- IN ALL ABOUT 0.3 ACRE

DIRECTIONS

From Shrewsbury take the A528 Ellesmere Road north until reaching Harmer Hill. Immediately after the Bridgewater Arms turn left onto the Ellesmere Road. Proceed to the crossroads and the driveway will be seen second on the right.

FOR PRECISE LOCATION - go to 'What Three Words' and type in ///grub.trout.bedrock

SITUATION

The property is attractively positioned in the village, set well back from the road in an elevated position, whilst backing onto farmland at the rear. There are wonderful views from the property to the west beyond the village onto farmland, with the Welsh hills seen in the distance. The village provides a pub with restaurant (Premier Inn), whilst the neighbouring village of Myddle offers a primary school and pub. Wem offers a range of shops and schools including the popular Thomas Adam School and a rail service. There is also a railway station nearby at Clive. Shrewsbury is very easily accessible by car or the regular bus service, with its comprehensive shopping centre, leisure and social facilities. Commuters are well placed for access also to Telford, Whitchurch or Ellesmere and Oswestry.

DESCRIPTION

Acacia House offers an exciting opportunity to acquire a well proportioned and beautifully appointed family home. Believed to have been built circa 1930s, the house has just completed an exhaustive scheme of renovation and refurbishment to provide 'a ready to walk into' home quite suitable for families or retirees. The accommodation layout is very versatile with an open plan kitchen/living dining room, whilst there are two individual reception rooms, one of which could be utilised as a dining room. There is a ground floor WC and the utility/boot room which is much larger than average and has ample space for coats, boots and a laundry. Most of the rooms to the house offer delightful window aspects which are flooded by natural light.

Outside, the property is set within a generous size plot of around 0.3 acre, large flowing lawns and a newly built large garage/workshop which has ample space for storage and a workshop area to the rear which could alternatively be utilised as a gym area or sectioned off as a work from home office.

The following features are worthy of note:

- * The house has been re roofed and includes new water goods
- * Cavity wall insulation is installed where appropriate
- * New double glazed windows and doors are installed
- * New wiring and plumbing systems have been installed
- * New central heating boiler
- * Ground floor refitted WC/Cloaks with under floor heating
- * New contemporary country style fitted kitchen with LED skirting and feature lighting
- * Two bedrooms having newly fitted En-suite Shower rooms
- * Three further bedrooms served by a stunning newly fitted Bath/Shower Room
- * Stunning views to the front out towards the Welsh hills (on a sunny day)

ACCOMMODATION

STORM PORCH with solid oak post and quarry tiled steps to:

RECEPTION HALL

With feature arch and staircase to the first floor.



Ground Floor Area (not including garage)
Approx. 84.9 sq. metres (913.3 sq. feet)



First Floor
Approx. 85.7 sq. metres (922.1 sq. feet)



Total area: approx. 170.5 sq. metres (1835.5 sq. feet)
Acacia House

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.



3 Reception
Room/s



5 Bedroom/s



3 Bath/Shower
Room/s



SITTING ROOM

With attractive solid oak framed fireplace with exposed brickwork, stone flagged hearth and wood burning stove. Wide bay picture window with additional window, both taking advantage of the views towards the Welsh hills.

FAMILY/DINING ROOM

With oak laminate flooring, rear window aspect out onto the garden with field adjoining, sliding double glazed patio door.

REAR HALL

With oak laminate flooring, rear entrance door.

GUEST CLOAKS/WC

With tiled floor, split level solid oak display top with tiled splash and fitted wash hand basin, WC with concealed cistern.

OPEN PLAN KITCHEN DINING/LIVING ROOM

With oak laminate flooring, contemporary country style fitted kitchen including extensive fitted solid oak work surface with tiled splash and built in sink unit. Built in ELECTRIC CERAMIC HOB UNIT with coloured glazed splash and stainless steel WIDE EXTRACTOR HOOD over. Built in ELECTRIC LOW LEVEL DOUBLE OVEN. Comprehensive range of Alpina matt green painted wood effect shaker style door fronts to cupboards and drawers. INTEGRATED DISHWASHER, INTEGRATED PULL-OUT RECYCLING BIN. BREAKFAST ISLAND with matching units under, triple light lantern fitting over. INTEGRATED REFRIGERATOR. Breakfast bar. Skirting LED lighting with automatic control including colour selection. Eye level inset LED lighting rail. Tall matching larder unit with open storage recess to one side.

UTILITY/BOOT ROOM

Generously proportioned with fitted oak worktop, porcelain tiled floor and shoe rack. Space and plumbing for washing machine and space for tumble dryer. Stable style entrance door.

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FIRST FLOOR LANDING

With access to loft space. Large picture window overlooking the rear garden and farmland adjoining.



PRINCIPAL BEDROOM 1

With period cast iron fireplace, large bay window with wonderful elevated views. Additional window aspect. Walk-in wardrobe with additional built in deep storage cupboard off.

BEDROOM 2

With side and rear window aspect.

EN-SUITE SHOWER ROOM

With wood effect vinyl floor covering, wide tiled shower cubicle with Mira direct feed shower unit, sliding glazed door and splash screen. Wall hung vanity unit, low flush WC, further part tiled walls, chrome ladder radiator and ceiling spot lights.

FAMILY BATH/SHOWER ROOM

Beautifully fitted out with porcelain stone effect part tiled walls and flooring. Villeroy and Boch tile enclosed bath with Vado three way shower valve, also serving the adjoining step-in tiled shower cubicle with rain head, separate hand shower attachment and glazed splash screen. Wall hung vanity unit, close coupled WC, chrome ladder radiator and ceiling spot lights.

INNER LANDING

BEDROOM 3

With period cast iron fireplace, wide window aspect.

BEDROOM 4

With steps down from the inner landing. Naturally lit by three windows with lovely rear view.

EN-SUITE SHOWER ROOM.

With wood effect vinyl flooring. Wide tiled shower cubicle with Mira direct feed shower unit, splash screen and door. Pedestal wash hand basin, close coupled WC, further part tiled wall, towel rail.

BEDROOM 5/STUDY

OUTSIDE

Tarmacadamed driveway entrance flanked by lawn to one side and dry stone walling to the other, including a shrubbery bed. Gated access then leads onto the main splayed driveway with ample parking space for a number of cars.



LARGE DETACHED GARAGE/WORKSHOP

Cavity wall insulated with ELECTRIC ROLLER SHUTTER AUTOMATIC ENTRANCE DOOR, power and lighting. Ample space for a vehicle, storage and workshop/gym area.

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Between the garage and side of the house is an extensive brick paved area with lean-to, mainly oak framed, COVERED PORCH. Integral BOILER/DRYING ROOM with wall mounted Ideal Standard gas fired combination boiler and fitted shelving. Integral FREEZER STORE with power.

THE GARDENS

These are generous in size, providing an extensive front and side lawned area incorporating a wild flower bed and apple tree. To the front border is a recently planted beech hedge, whilst there is a mature high privet hedge screening to one side, further apple trees, a lilac tree and an Acacia tree. To the front of the house is a raised flower border, whilst gravelled paths then lead to the rear with a further neat lawn, corner FLAGGED SUN PATIO and views out onto the bordering farmland.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid and light fittings are included. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating system. These have not been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

The property is currently showing as Council Tax Band E Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. E: shrewsbury@hallsgb.com

FOR SALE

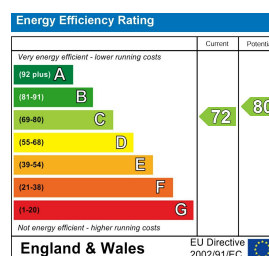
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Energy Performance Rating



Halls 1845

01743 236 444

Shrewsbury Sales

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