



**FOR SALE**

Offers In The Region Of £400,000

**New House, Stapeley, White Gritt, Minsterley, Shrewsbury, SY5 0JH**

An interesting mature detached country cottage with land requiring a comprehensive scheme of modernisation or refurbishment, whilst set in delightful gardens adjoining a brook and including various outbuildings, together with grazing land in a secluded and scenic rural locality with extensive views of the surrounding countryside and hills. IN ALL ABOUT 2.04 ACRES.



# FOR SALE

MILEAGES: Minsterley 7.1 miles, Bishops Castle 7.5 miles, Pontesbury 9.1 miles and Shrewsbury 16.9 miles. ALL MILEAGES ARE APPROXIMATE



- A mature detached cottage
- Requiring modernisation
- Gardens & Outbuildings
- Brook and grazing land
- Scenic locality with views
- IN ALL ABOUT 2.04 ACRES.

## DIRECTIONS

From Shrewsbury take the A488 road through Pontesbury and Minsterley. Continue up the Hope valley and then carry on until a right turning signed White Gritt/Priest Weston. After a short distance turn first right over a cattle grid onto a track. After a short distance the property will be seen first on the left.

## SITUATION

The property is attractively situated in a secluded and scenic rural setting in an area of Outstanding Natural Beauty, whilst being positioned adjacent to Stapley Common with wonderful views over the surrounding countryside and hills, including The Trowls and Corndon Hill. The property also sits between Shrewsbury (approx 16.9 miles) and the market town of Bishops Castle (approx 7.5 miles). The villages of Minsterley (approx 7.1 miles) and Pontesbury (approx. 9.1 miles) are readily accessible and offer a range of amenities. The area is particularly popular amongst walkers and outriders, whilst commuters have access to Shrewsbury and the A5, which links through to the M54 motorway.

## DESCRIPTION

The property offers a seldom opportunity in today's market to acquire a mature detached cottage with a selection of outbuildings and grazing land in such a scenic location, which will no doubt be of keen interest to equestrians and other livestock users. The cottage itself is in need of an extensive scheme of modernisation and refurbishment and may also offer the opportunity to extend, for those seeking additional accommodation (subject to planning consent). This opportunity will allow prospective purchasers to incorporate their own requirements and tastes in order to create a fine country home.

Outside, the cottage is set in lovely gardens which are particularly generous in size and have been extensively planted with roses to create a colourful scene during the flowering months. There are a selection of generally domestic outbuildings, including various stores and a good size garage with an inspection pit.

The land flanks both sides of the cottage/gardens and offers good grazing. THE WHOLE EXTENDS TO ABOUT 2.04 ACRES.

## COMMON GRAZING RIGHTS

It is understood that the property has the benefit of registered grazing rights on the adjacent Common land. This should be verified through the solicitors.

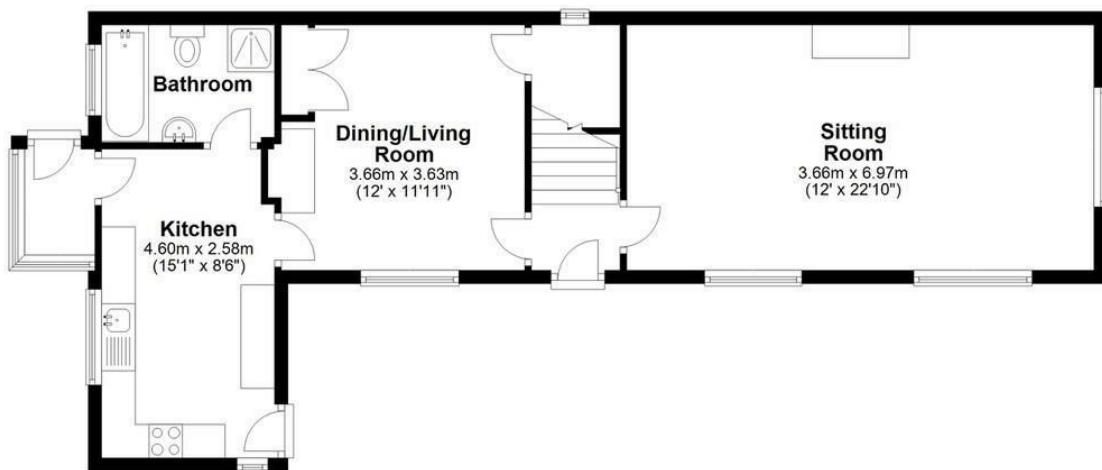
## ACCOMMODATION

### STORM PORCH



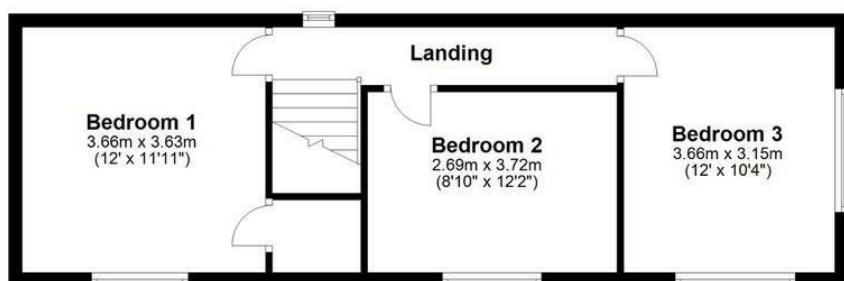
### Ground Floor

Approx. 63.2 sq. metres (679.8 sq. feet)



### First Floor

Approx. 44.3 sq. metres (477.2 sq. feet)



Total area: approx. 107.5 sq. metres (1156.9 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.



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



## ENTRANCE HALL

With staircase.

## SITTING ROOM

With free standing ornamental fireplace. Triple window aspect over the garden and countryside beyond.

## LIVING/DINING ROOM

With thermoplastic tiled flooring. Part tiled range recess incorporating a solid fuel STANLEY RANGE COOKER. Fitted boiler cupboard containing VOKERA wall mounted gas (LPG) central heating boiler. Walk in under stairs storage cupboard.

## KITCHEN

With thermoplastic tiled flooring. Fitted marble effect work top with tiled splash and built in sink unit. Built in ELECTRIC CERAMIC HOB UNIT with FILTER HOOD over and ELECTRIC LOW LEVEL OVEN under. Range of matching base and eye level cupboards. Space and plumbing for dishwasher. Space for upright fridge freezer. Fitted large floor to ceiling pantry cupboard. Garden entrance door. Additional door to REAR PORCH.

## BATHROOM

With coloured suite including panelled bath, low flush WC, pedestal wash hand basin, tiled shower cubicle with direct feed shower unit and tiled walls.

## FIRST FLOOR LANDING

### BEDROOM 1 (DOUBLE)

With built in wardrobe. Lovely window aspect over the garden and farmland beyond.

### BEDROOM 2 (DOUBLE)

With window aspect over the garden and farmland beyond.

### BEDROOM 3 (DOUBLE)

With twin window aspect over the garden and farmland beyond.

## OUTSIDE

The property is approached off a shared track access which leads across part of the Common to the property.

## THE GARDENS

These are a particular feature for the property being generous in size and neatly maintained. The rear is divided into three sections including a central lawned ROSE GARDEN which includes a wealth of rose beds and a central circular section. To one end of the garden is an enclosed large VEGETABLE GARDEN with a small lawned area. At the alternative end of the gardens is an ENCLOSED ORCHARD providing a lawn with a good selection of fruit trees and concrete block and corrugated iron STORAGE BUILDING divided into three sections.

## OUTBUILDINGS

There are a selection of domestic outbuildings including an OLD GARAGE/WORKSHOP approx 16'4 x 10'5 adjoining the lean to GARDEN STORE 13'8 x 7'11. An old lean to GREENHOUSE.

A gated entrance and tarmacadam parking area leads to a concrete block/metal sheeted range which includes:

GARAGE approx 19'6 x 14'4 with folding entrance doors and inspection pit. Internal access to: REAR WORKSHOP approx 9'1 x 6'7 with fitted work bench. COAL STORE AND GENERAL STORE approx 12'0 x 9'0. External sited propane gas tank - subject to an agreement.

## THE LAND

This is divided into two separate paddocks, gently sloping down to permanent pasture adjoining a brook running along one border. One of the paddocks also contains an old timber POULTRY SHED and a mainly brick and sheeted range which includes TWO USEFUL STORES.



## GENERAL REMARKS

### FIXTURES AND FITTINGS

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

### SERVICES

Mains water and electricity are understood to be connected. Foul drainage appears to be connected to a septic tank. Gas (Propane) central heating system. None of these services have been tested.

### RIGHTS OF WAY/WAYLEAVES

The property will be sold subject to wayleaves, easements, public or private rights of way, covenants and all outgoings whether mentioned in these particulars or not.

### TENURE

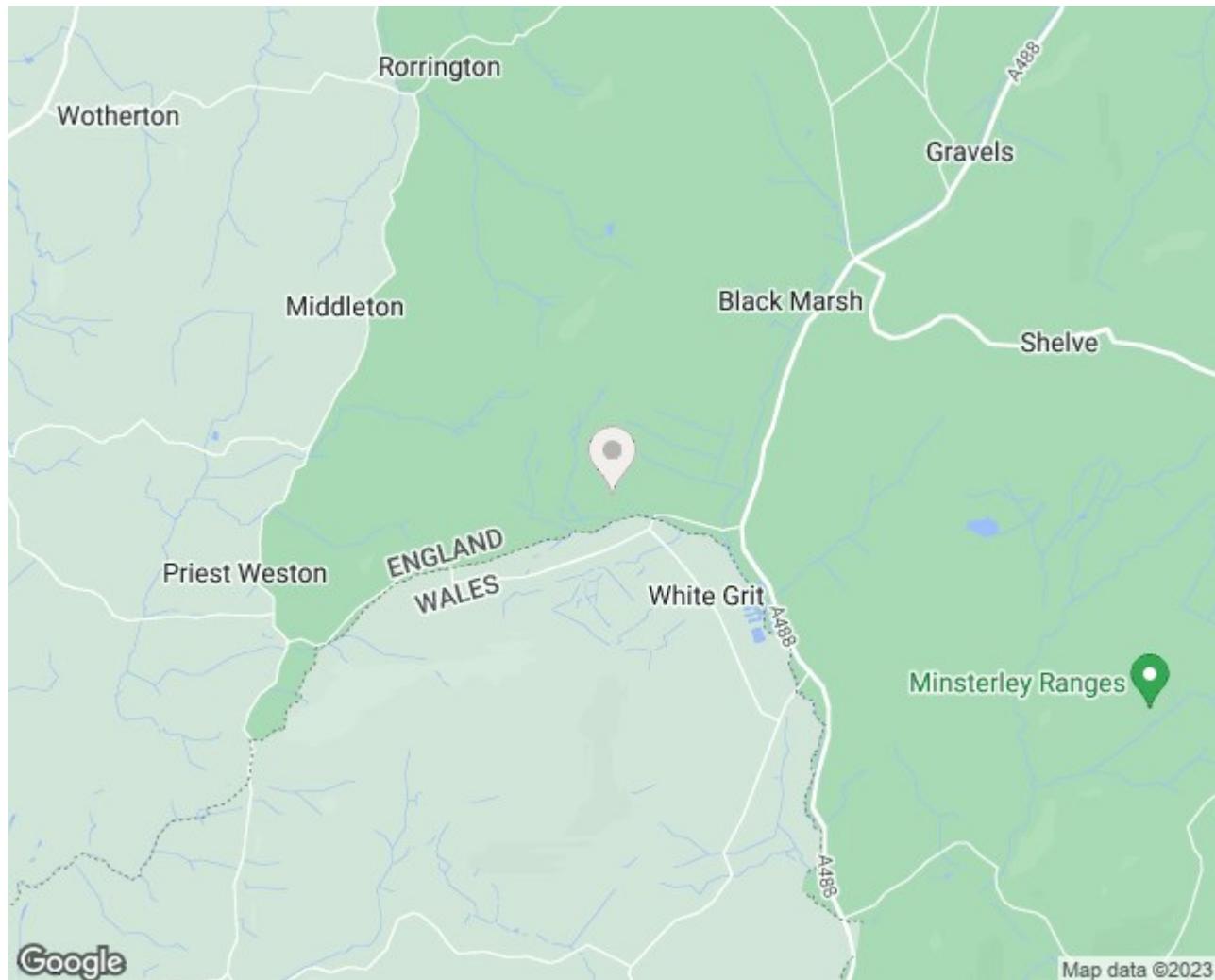
Freehold. Purchasers must confirm via their solicitor.

### COUNCIL TAX

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



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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	10	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Shrewsbury Sales

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