

Kiln House The Old Hare And Hounds, Cruckton,
Shrewsbury, Shropshire, SY5 8BX

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £585,000

Viewing: strictly by appointment
through the agent

Having beautifully crafted bespoke interior, this is a most attractive, spacious and beautifully presented three bedroom character property, which retains many period features including exposed beams and vaulted ceilings, while incorporating high end modern finishes throughout resulting in a stunning light filled home, ideally suited for modern family living. The property is situated a delightful rural setting on the outskirts of Cruckton, which lies approximately 5 miles west of the Shrewsbury town centre. The hamlet of Cruckton offers good access to Hanwood which has a good range of local amenities and also is well placed for easy access to the local bypass linking up to the M54 motorway. This property will be of interest to a number of buyers, so early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, impressive open plan kitchen/diner/family room with a range of built-in AEG appliances, lounge, laundry room with WC, feature first floor landing, large master bedroom with fitted wardrobe and ensuite shower room, two further double bedrooms, luxury family bathroom, landscaped front, side and rear enclosed gardens, off street parking for up to three vehicles, air source heat pump heating with underfloor heating to ground floor level and traditional radiators to first floor. Viewing is highly recommended.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring with underfloor heating, wall light point, large store cupboard with pressurised water tank, feature brick former kiln (which could make a former study area).

From entrance hallway access is given to a:

Substantial impressive bespoke open plant kitchen/

30'5 x 15'7

And comprises: A range of attractive soft close eye level and base units with built-in cupboards and drawers, range of integrated appliances which include two stainless steel finished AEG ovens, two AEG fridge freezers, AEG dishwasher, five ring AEG induction hob, fitted granite worktops with inset ceramic twin sink with brushed stainless steel mixer tap over, sealed unit double glazed window to side, double glazed door giving access to side garden, feature exposed beams to ceiling, recessed spotlights to ceiling, wood effect flooring with underfloor heating, understairs storage cupboard.

From impressive kitchen/diner/family room access is given to:

Lounge

15'7 x 16'5

Having secondary glazed window to front, double glazed window to side, wall light points, recessed spotlights and exposed beams to ceiling.

Door from impressive kitchen/diner/family room gives access to:

Cloakroom/laundry room

Having low flush WC, wash hand basin, two double glazed windows, fitted worktop with shelving above and base units below, feature exposed brick walling, wood effect flooring.

From kitchen/diner/family room stairs rise to a bright and airy open plan:

First floor landing

Having feature exposed beam, two glazed roof windows.

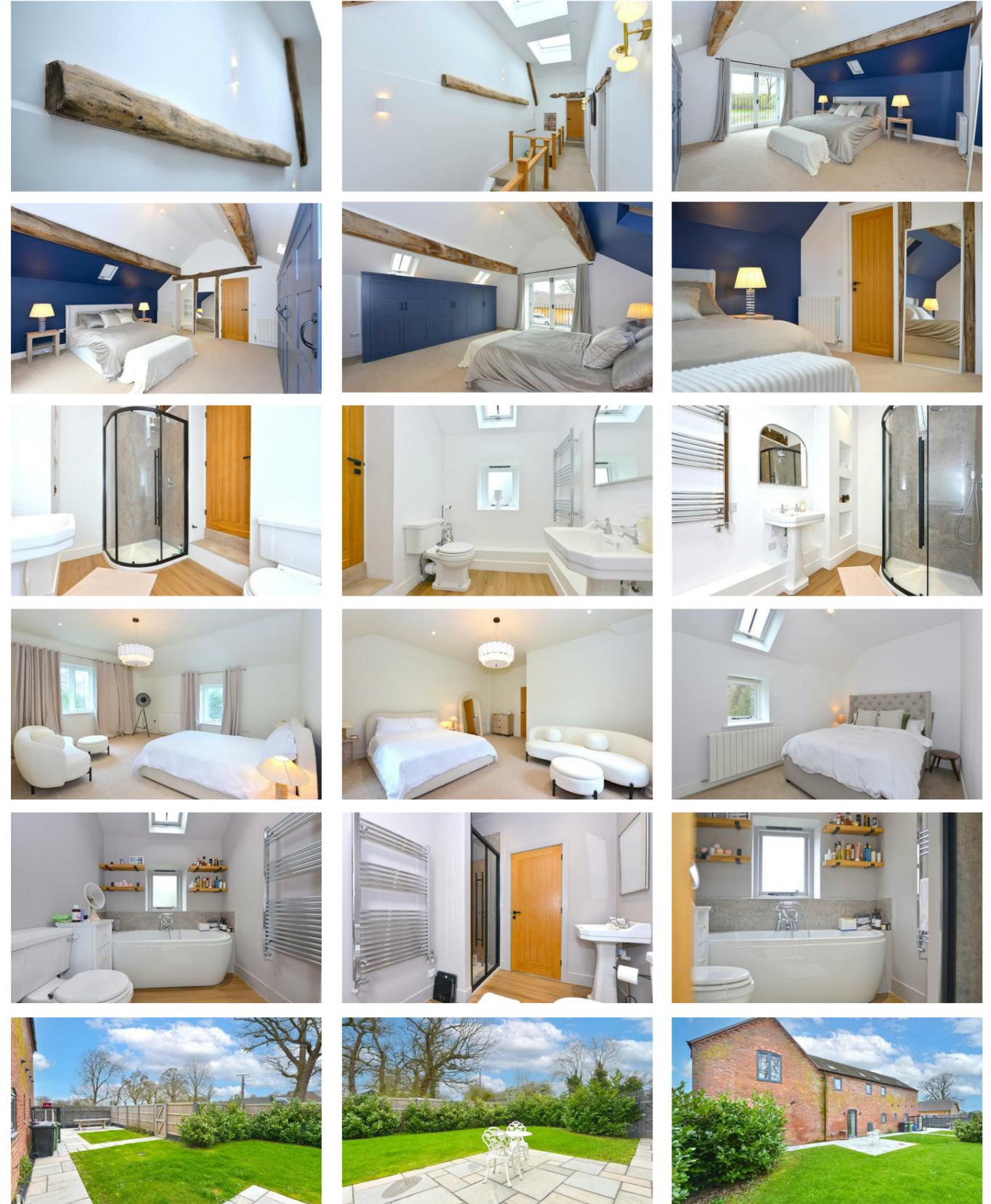
Doors from first floor landing give access to: Three double bedrooms and family bathroom.

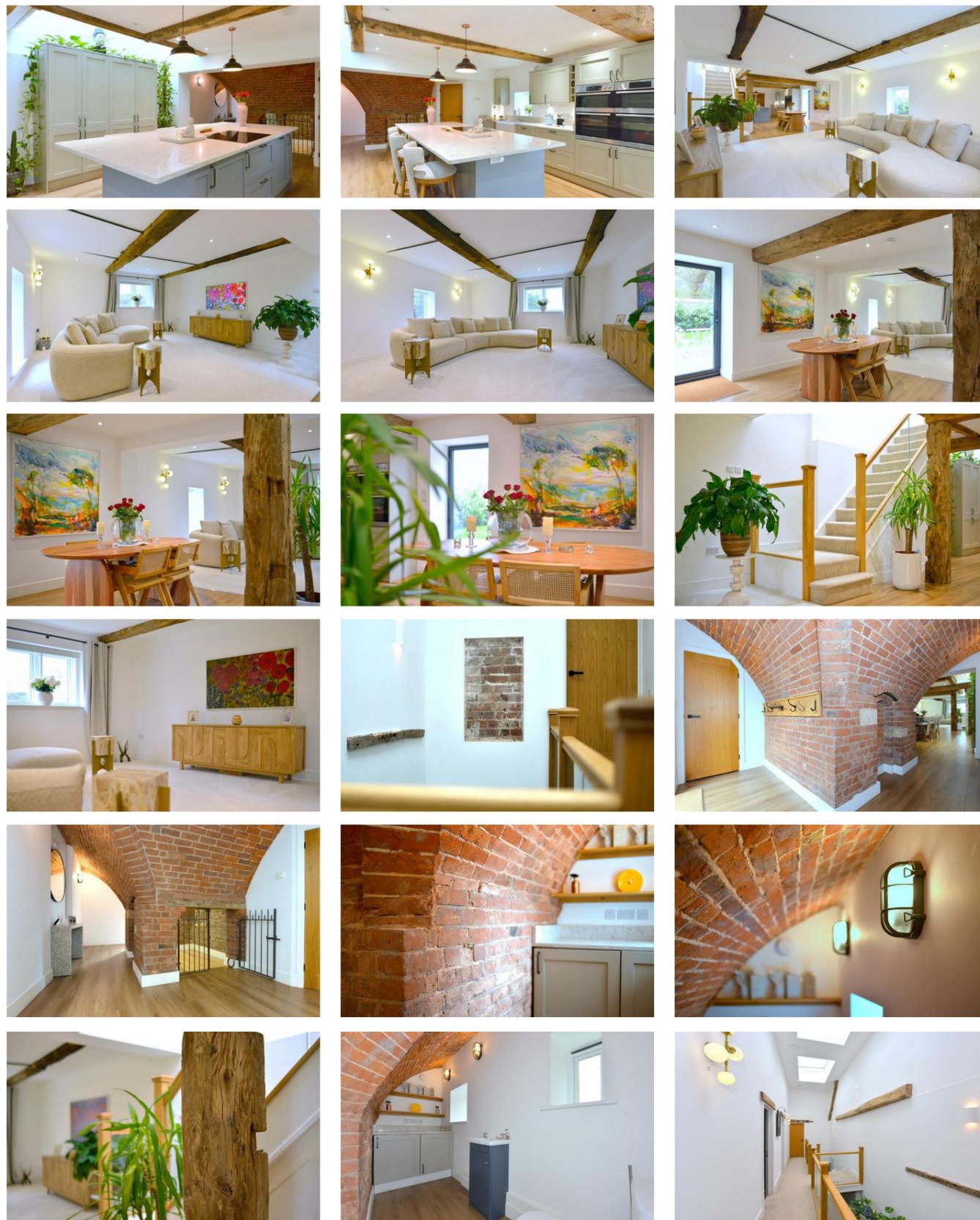
Bedroom one

16'4 x 16'0

Having fitted wardrobes, three double glazed roof windows with fitted blinds, two radiators, exposed beams and recessed spotlights to ceiling, sealed unit double glazed French doors giving access to Juliet style balcony

Door from bedroom one gives access to:





Ensuite shower room

Having corner shower cubicle with wall mounted mixer shower and drench shower over, pedestal wash hand basin , low flush WC, sealed unit double glazed window to side, wood effect flooring, recessed spotlights, extractor fan to ceiling, feature exposed timber.

Bedroom two

16'9 x 16'4

Having two secondary double glazed windows to front and side of property, radiator, recessed spotlights to ceiling.

Bedroom three

15'8 x 8'9

Having sealed unit double glazed window to side, double glazed roof window with fitted blind, radiator.

Bathroom

Having a four piece suite comprising: Modern bath with antique style mixer tap over with hand-held shower attachment off, walk-in shower cubicle with drench shower over, low flush WC, pedestal wash hand basin, wood effect flooring, wall mounted heated chrome style towel rail, recessed spotlights and extractor fan to ceiling, double glazed roof window.

Outside

To the front of the property there is off street parking for three vehicles. Gated access then leads to the front garden which comprises: Indian sandstone paved patio, outside lighting points, lawn gardens. Access is then given to a generous side garden having further Indian sandstone paved patio, outside cold tap, lighting point, electricity point, gated pedestrian access to side, lawn gardens, mature shrubs. The side garden is enclosed by fencing. Gated pedestrian access then leads to the front garden of the property where there is an Indian sandstone paved pathway and lawn garden.

Services

Mains water, electricity, septic drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND E

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Ground Floor



First Floor

