



Noneley Grange, Noneley Halls Barns, Noneley, Near Loppington, Shrewsbury, SY4 5SL

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £795,000**

Viewing: strictly by appointment through the agent



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**Utility room**

18'2 max reducing down to 8'4 min

Having handcrafted eye level and base units, fitted wooden style worktops with inset sink and mixer tap over, space for appliances, wall mounted extractor fan, recessed spotlights to ceiling, slate tiled floor, radiator, door giving access to front of property, service door to large garage with workshop area, door giving access to rear of property.

Door from utility room gives access to:

**Cloakroom**

Having low flush WC, wash hand basin set to fitted wooden worktops with display unit below, slate tiled floor, recessed spotlights and extractor fan to ceiling, storage cupboard, radiator.

From reception hallway/Dining room a wide staircase leads to:

**First floor landing**

Having sealed unit double glazed window to rear, radiator, large walk-in linen store cupboard with pressurised cylinder unit, feature exposed beams and spotlights to ceiling.

Door from first floor landing then gives access to all bedrooms and family bathroom.

**Bedroom one**

18'7 x 14'6

Having feature exposed timbers, recessed spotlights to ceiling, two large built-in double wardrobes with storage cupboards above, sealed unit double glazed window to front, glazed roof window to rear, radiator.

Door from bedroom one gives access to:

**Ensuite shower room**

Having large tiled shower cubicle with wall mounted mixer shower, low flush WC with hidden cistern, wash hand basin set to a wooden worktop, tiled floor, wall mounted heated chrome style towel rail, wall mounted strip light with built-in shaver point, double glazed roof window, eaves storage, exposed timber, recesses spotlight and extractor fan to ceiling.

**Bedroom two**

18'8 x 9'9 excluding walkway recess

Having sealed unit double glazed window to front, radiator, exposed timbers and beams, recessed spotlights to ceiling.

Door from bedroom two gives access to:

**Ensuite bathroom**

Having roll top bath with mixer tap over, pedestal wash hand basin, WC with hidden cistern, eaves storage, wall mounted heated chrome style towel rail, recessed spotlights and extractor fan to ceiling, double glazed roof window to front, tiled floor, shaver point.

**Bedroom three**

13'8 x 8'8

Having sealed unit double glazed window to front, radiator, exposed beams to ceiling, large built-in double wardrobe with storage cupboard above.

**Bedroom four**

11'9 max x 7'9

Having sealed unit double glazed window to rear, radiator, exposed timbers and beams, recessed spotlights to ceiling.

**Family bathroom**

Having a four piece suite comprising: Timber style panel bath with shower attachment off tap, large tiled shower cubicle with wall mounted mixer shower, WC with hidden cistern, wash hand basin set to a wooden worktop with display shelving below, pull cord wall mounted light, exposed beams and timbers, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail, tiled floor.

**Outside**

Electrically operated timber double gates open onto a generously sized stone driveway, offering ample off-street parking for multiple vehicles, along with the added benefit of an installed electric vehicle charger.

From the driveway access via twin timber double doors lead to a:

**Large double garage with workshop area**

25'11 max x 20'3 max  
Having exposed beams/timbers, fitted power and light.

**Garden**

The gardens are attractively landscaped and thoughtfully designed for ease of maintenance, with lawned areas adjoining the stone driveway and a principal lawn bordered by established beech hedging. Further features include yew hedge screening and a spacious paved patio, ideal for al fresco dining, partially edged with box hedging. The property also benefits from an external power point, together with both hot and cold garden taps.

Beyond the garden, the land extends to a grazing paddock with convenient vehicle access directly from the lane.

**Detached stable providing open barn/winter shelter**

11'3" x 11'1"  
Adjacent to the main paddock is an orchard area planted with a variety of fruit trees, including apple, plum, cherry, damson, and pear. Beyond the principal grazing paddock lies a grassed plantation area with a substantial number of mature evergreen trees.

The paddock, orchard, and evergreen plantation are all enclosed, offering a high degree of privacy and security. The paddock itself extends to approximately 2.1 acres, with the total land - including the former garden areas - amounting to around 2.2 acres.

**Directions**

From Shrewsbury proceed north along the A528 Ellesmere Road (bear left Harmer Hill). At Burlton turn right signed posted for Loppington. Once in Loppington turn immediately right after the Dicken's Arms (signed posted for Noneley). Follow this for just over approximately 1 mile and then the property will be found on the left hand-side clearly identified with our for sale board.

**Services**

Water provided by a shared bore hole located on neighbouring land, electricity, private drainage system served by a bio disc treatment plant, oil fired central heating 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**

All areas and measurements are approximate and have not been verified. Vacant possession will be granted upon completion.

Please note that this information is provided for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves as to its accuracy, and confirmation will be provided by the vendor's solicitors during pre-contract enquiries.

