

Celynnen Cottage, Kinton, Nesscliffe, Shrewsbury,
Shropshire, SY4 1AZ

www.hbshrop.co.uk



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Offers In The Region Of £500,000

Viewing: strictly by appointment
through the agent

Occupying a beautifully tucked away position, within a stones throw away from countryside walks, this is a greatly improved, spacious and well proportioned three double bedroom detached house. The property is situated within this sought after Hamlet with easy access to the county town of Shrewsbury or market town of Oswestry. Kinton is surrounded by pleasing countryside with local amenities being found at Nesscliffe which include a garage / convenience store, pub / restaurant and primary school. A comprehensive range of amenities can be found at either Shrewsbury or Oswestry and commuters will find easy access to the A5 linking up to the north and south east and beyond. Early viewing comes highly recommended.

The accommodation briefly comprises of the following: Reception hallway, spacious lounge/diner with multi fuel burning stove, attractive kitchen/breakfast room, impressive orangery with triple bi-folding doors, utility room, cloakroom, first floor landing with study area, master bedroom with dressing area and beautifully appointed re-fitted ensuite shower room, two further double bedrooms, luxury re-fitted family shower room, landscaped front and rear enclosed gardens, generous size driveway access via an electrically operated gates, 1 1/2 oak framed detached garage, wood effect UPVC double glazing, oil fired central heating. Viewing is essential.

The accommodation in greater detail comprises:

Canopy over wood effect PVC entrance door with wood effect UPVC double glazed window to side gives access to:

Reception hallway

Having tiled floor, understairs storage cupboard, radiator, recessed spotlights to ceiling, laundry store cupboard.

Part glazed wooden framed double doors from reception hallway and part glazed wooden framed door from reception hallway gives access to:

Lounge/diner

20'9 x 17'2

Having multi fuel burning stove set to an attractive brick fire surround with timber mantle, three wood effect UPVC double glazed windows, wood effect UPVC double glazed French doors giving access to rear gardens, two radiators.

Part glazed wooden framed door from reception hallway gives access to:

Attractive kitchen/breakfast room

13'1 x 12'6

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset ceramic 1 1/2 sink with mixer tap over, integrated oven, four ring LPG gas hob with stainless steel cooker canopy over, integrated dishwasher, eye level glass display cabinet, tiled floor, tiled splash surrounds, wood effect UPVC double glazed window overlooking the property's landscaped rear gardens, recessed spotlights to ceiling, radiator, under unit concealed lighting.

Wooden framed glazed double door from kitchen/breakfast room gives access to:

Impressive Orangery

18'11 x 10'7

Having brick base, range of wood effect UPVC double glazed windows overlooking the property's landscaped rear gardens with triple wood effect UPVC double glazed bi-folding door, large UPVC double glazed lantern roof, tiled floor, wall mounted panel electric heater plus additional radiator, recessed spotlights to ceiling.

Door from reception hallway gives access to:

Utility room

8'8 x 5'3

Having modern eye level and base units, fitted wooden style worktop with inset ceramic sink, floor mounted oil fired central heating boiler, space for washing machine, tiled floor, UPVC double glazed wood effect giving access to side of property, radiator.

Door from utility room gives access to:





Cloakroom

Having low flush WC, wash hand basin with mixer tap over and storage cupboard below, wall hung heated chrome style towel rail, half tiled to walls, tiled floor, wood effect UPVC double glazed window to side.

From reception hallway stairs rise to:

First floor landing with study area

Having wood effect UPVC double glazed window to front, radiator, recessed spotlights to ceiling, wall mounted thermostat control unit.

Wooden doors from first floor landing then give access to: Three double bedrooms and re-fitted family shower room.

Bedroom one

23'5 max reducing down to 12'8 min x 11'6 max redu

This master bedroom incorporates a dressing area with a range of fitted bespoke wardrobes and chest of drawers, two radiators, two wood effect UPVC double glazed windows to front, spotlights to ceiling.

Wooden door from master bedroom gives access to:

Beautifully appointed re-fitted ensuite bathroom

Having a modern suite which comprises: Free standing bath with mixer tap over and hand-held shower attachment off, shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit and storage cupboards below, wood effect flooring, wood effect UPVC double glazed window to rear, wall mounted extractor fan, heated chrome style towel rail, recessed spotlights to ceiling.

Bedroom two

12'10 x 12'7

Having wood effect UPVC double glazed window to side of property, radiator.

Bedroom three

10'5 x 8'6

Having wood effect UPVC double glazed window to rear, radiator.

Luxury re-fitted family shower room

Having walk-in shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit with storage cupboards below, wood effect UPVC double glazed window to front, heated chrome style towel rail, recessed spotlights to ceiling, wall mounted extractor fan.

Outside

To the front of the property there are neatly kept lawn gardens with inset shrubs and a feature sandstone brick wall screening the country lane. An Indian sandstone pathway then gives access to the front door/entrance. To the side of the property there is a generous driveway which provides ample off street parking for a number of vehicles and is accessed via a wrought iron electrically operated gate. Access is then given to an:

Oak framed 1 1/2 detached garage

14'9 x 14'9

Having fitted power and light, twin wooden oak doors with oak pedestrian door giving access to rear garden, two sealed unit double glazed roof windows.

Gated pedestrian side access to both sides of the property then lead to the:

Landscaped rear gardens

Having Indian sandstone paved patio area/sun terrace with outside cold tap, lawn gardens, beautifully stocked borders and beds containing a variety of specimen shrubs, plants and bushes. The rear gardens have a south westerly facing aspect.

Directions

From Shrewsbury head out onto the A5 heading towards Oswestry. At the Felton Butler roundabout take the 3rd exit signed posted for Nesscliffe. Continue through the village of Nesscliffe and on leaving continue for approximately 0.5 of a mile and turn left signed posted for Kinton, continue on this road /country lane for approximately 0.6 of a mile and turn right and continue for a short distance and the property will be found on the left hand-side clearly identified by our For Sale board.

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.

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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).

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

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