



Church House Main Road, Pontesbury, Shrewsbury,
Shropshire, SY5 0PS

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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 £659,500

Viewing: strictly by appointment through the agent

Nestled within generous mature grounds in the heart of one of the areas most sought after villages, this attractive, spacious and versatile double fronted 4/5 bedroom period house, which boasts extended and characterful living accommodation over three floors. Beautifully positioned and rich in charm this versatile property combines period and modern features within an exceptional space, privacy and warmth. Pontesbury is a thriving and highly regarded village offering an excellent range of amenities which include: Independent shops, supermarket, traditional pubs, medical practice, pharmacy and well regarded schooling. Surrounded by beautiful south Shropshire countryside, the area is ideal for those who enjoy walking and outdoor pursuits. Pontesford Hill, Earls Hill nature reserve and the Longmynd offer an abundance of footpaths, bridleways offering breath taking views and peaceful rural surroundings. Access to the county town of Shrewsbury and local bypass linking up to the M54 motorway network are also readily accessible from the village. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, living room, family room, kitchen/breakfast room, walk-in pantry, modern utility room, study, ground floor bedroom/sitting room, wet room, first floor landing having two bedrooms, bathroom with roll top bath and separate wet room, second floor landing having two further bedrooms, shower room, beautifully well established private front, side and rear gardens, double garage, two carports, part double glazing, gas fired central heating, secluded/private located position. Viewing is highly recommended.

The accommodation in greater detail comprises:

Wooden framed entrance door gives access to:

Entrance porch

Having tiled floor, two glazed windows.

Wooden framed glazed door then gives access to:

Reception hallway

Having parquet wooden flooring and quarry tiled flooring, radiator, understairs storage cupboard, picture rail, exposed beam to ceiling.

Door from reception hallway gives access to:

Pantry

Having eye level and base units, fitted worktops, double glazed window.

Door from reception hallway gives access to:

Living room

Which comprises: UPVC double glazed sash windows to front, two radiators, feature exposed brick chimney breast with open fire and timber inset above, display shelving with store cupboards below, exposed beams to ceiling, picture rail.

Door from reception hallway gives access to:

Family room

Which comprises: UPVC double glazed sash windows to front, single glazed sash window to side, decorative fire surround, radiator, wall light points, picture rail, exposed beam to ceiling.

Door from reception hallway gives access to:

Kitchen/breakfast room

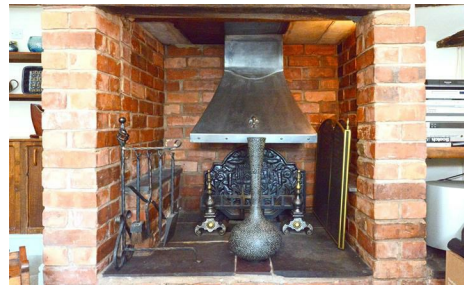
Which comprises: Eye level and base units, built-in cupboards and drawers, fitted worktop with inset twin stainless steel sink with mixer tap over, space for appliances, tiled splash surrounds, tiled floor, radiator, exposed beams to ceiling, two UPVC double glazed windows to side, decorative Rayburn.

Door from kitchen/breakfast room gives access to:

Study

Having engineered wooden flooring, radiator, exposed beams to ceiling, double glazed Velux roof window.





Door from study gives access to:

Utility room

Having modern base units with built-in drawers, fitted worktop with inset stainless steel sink with mixer tap over, space for appliances, stone tiled floor, two double glazed Velux roof windows, recessed spotlights to ceiling, radiator, wall mounted gas fired central heating boiler, sealed unit double glazed door giving access to rear of property.

Door from kitchen/breakfast room gives access to:

Ground floor bedroom/sitting room

Which comprises: Large fitted wardrobe with shelved store cupboard to side, solid modern oak floorboards, two wall hung contemporary radiators, exposed beams, sealed unit double glazed French doors giving access to side of property with sealed unit double glazed windows to side. Sliding door from bedroom/sitting room and interconnecting door from utility room gives access to:

Wet Room

Having a large tiled shower area, electric underfloor heating with separate controls for shower area and rest of room, lime stone wall tiles, contemporary wall hung wash hand basin, wall hung WC with hidden cistern, stone tiled floor, sealed unit double glazed sash window to rear, modern chrome tubular radiator and towel rail, recessed spotlights and extractor fan to ceiling.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed sash window to front, exposed wooden flooring, radiator, airing cupboard with cylinder unit.

From first floor landing doors then give access to: Two bedrooms, bathroom and wet room.

Bedroom

Which comprises: UPVC double glazed sash window to front, period style fire place, exposed beams to ceiling, radiator.

Bedroom

Which comprises: UPVC double glazed sash window to front, radiator.

Wet room

Having large shower area with wall mounted mixer shower and drench shower over, engineered wooden flooring, lime stone wall and floor tiles in shower area, wash hand basin, two UPVC double glazed windows with a pleasing aspect to the local church, modern chrome tubular tall radiator, shaver point and exposed beams.

Bathroom

Having roll top bath with antique style mixer tap over with hand-held shower attachment off, high flush WC, pedestal wash hand basin, shaver point, double glazed roof window, double glazed window to rear, generous size storage cupboard with fitted hanging rail, radiator and a brass heated towel rail

From first floor landing staircase leads to:

Second floor landing

Having radiator, double glazed roof window. Doors from second floor landing give access to two further bedrooms and shower room.

Bedroom

Having UPVC double glazed window to side, two double glazed roof windows, radiator, eaves storage.

Bedroom

Having UPVC double glazed window to side of property, feature exposed beam, fitted store cupboards.

Shower room

Having tiled shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit with storage cupboards and drawers below, tiled and wood effect flooring, part tiled to walls, radiator with heated towel rail, feature exposed beam to ceiling.

Outside

Positioned within a generous size plot Church House is approached through a gated entrance leading to a sweeping driveway which extends to the rear of the property. The driveway provides ample off street parking for a number of vehicles. The driveway extends to both sides of the property which then leads to double garage and carport. The wrap around gardens of the property are a fantastic feature and comprise well established shrubbery borders, specimen trees, thoughtfully placed sitting areas on 3 separate paved patio sun terraces (One is traditional Yorkstone paved, one is modern Yorkstone appearance and one is black and white Spanish style set Pebble patio) large landscaped lawn gardens to front, side and rear of property, feature garden pond, outside lighting points. The gardens are enclosed.

Directions

From Shrewsbury A5 bypass take the A488 signed posted to Hanwood and Pontesbury. After travelling through Pontesford and passing the Nags Head public house on the right hand-side continue into the village, passing the Mary Webb Secondary school on the left. Continue past Hignetts on the one way system, and around the S bend on the right hand-side before the One Stop convenience store turn right and the property will be found directly in front.

Services

Mains water, electricity, drainage and gas 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 TBC

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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