

Honeypot House, 11 Berwick Wharf, Uffington, Shrewsbury,  
Shropshire, SY4 4TJ

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



**Offers In The Region Of £650,000**

Viewing: strictly by appointment  
through the agent



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A rare opportunity has arisen to acquire this attractive, spacious and improved five bedroom detached property which boasts interesting and versatile living accommodation throughout. Honeypot House occupying a generous size plot with a delightful aspect towards local farmland, countryside, Haughmond Hill and beyond. Berwick Wharf is a small picturesque hamlet situated in between Atcham and Uffington which gives easily accessible access to the local bypass linking up to the M54 motorway network. This property will suit a number of potential buyers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, side lobby, shower room with WC, lounge with feature wood burning stove, dining room, modern refitted kitchen/breakfast room, laundry room, inner hallway, study, sitting room, ground floor bedroom, refitted ground floor bathroom, two staircases giving access to two first floor landing areas, master bedroom with walk-out balcony, first floor dressing room above with ensuite bathroom, three further first floor bedrooms, generous stoned driveway, large detached brick built garage, pleasing landscaped rear enclosed gardens having a delightful rural aspect towards local farmland, countryside, Haughmond Hill and beyond, oil fired central heating (underfloor heating in parts), sealed unit double glazing.

The accommodation in greater detail comprises:

Canopy over part glazed wooden entrance door with sealed unit double glazed window to side give access to Entrance porch

Sealed unit double glazed door with sealed unit double-glazed window to side gives access to:

**Reception hallway**

Having wall mounted thermostat control unit, useful understairs recess storage area, wooden framed glazed door from reception hallway gives access to:

**Side lobby**

Having tiled floor, stable style door giving access to rear gardens.

From side lobby door gives access to:

**Modern shower room with WC**

Having tiled corner shower cubicle with drench shower over, low flush WC, pedestal wash hand basin, tiled floor, part tiled to walls, shaver point, sealed unit double glazed window to side, extractor fan, recessed spotlights to ceiling.

From reception hallway double doors give access to:

**Lounge**

16'10 x 15'11

Having three sealed unit double glazed windows, feature wood burning stove, coving to ceiling, TV aerial point, sealed unhit double glazed door giving access to rear gardens.

From reception hallway double doors give access to:

**Dining room**

17'11 x 12'5

Having two sealed unit double glazed windows to front, coving to ceiling, recessed spotlights, radiator.

From dining room access is given to:

**Refitted kitchen/breakfast room**

16'10 x 9'4

Having fitted base units with built-in cupboards and drawers, integrated dishwasher, fridge, free standing range style cooker with stainless steel cooker canopy over, feature exposed brick wall, recessed spotlights and coving to ceiling, sealed unit double glazed window with pleasing aspect to rear, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, wine rack, tiled floor, radiator.

Wooden framed glazed door from refitted kitchen gives access to:

**Laundry room**

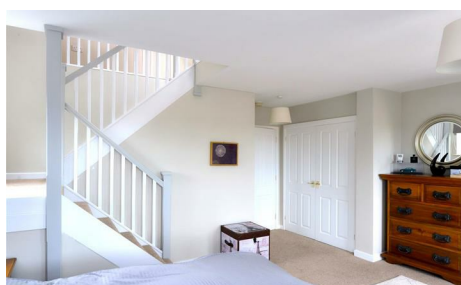
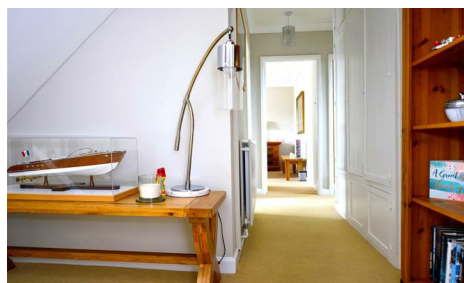
6'3 x 6'0

Having space for appliances, fitted worktop, tiled floor, sealed unit double glazed window to rear, stable style door giving access to rear gardens, large store cupboard housing Mega-flow water system and space for washing machine.

Door from dining room gives access to:







#### **Inner hallway**

Having radiator, fitted store cupboards, coving to ceiling.

From inner hallway doors give access to: Sitting room, study, ground floor bedroom and refitted bathroom.

#### **Sitting room**

13'0 x 11'9

Having sealed unit double glazed French doors giving access to rear gardens, with sealed unit double glazed windows to side, radiator, coving to ceiling.

#### **Study**

8'2 x 8'1

Having sealed unit double glazed window to front, radiator, coving to ceiling.

#### **Ground floor bedroom**

12'11 x 11'11

Having sealed unit double glazed windows to front, radiator, coving to ceiling.

#### **Refitted ground floor bathroom**

Having a three piece suite comprising: Panel bath with antique style mixer tap over, shower attachment off taps, wall mounted electric shower with folding glazed shower screen to side, pedestal wash hand basin, low flush WC, part tiled to walls, tiled floor, antique style radiator with heated towel rail, recessed spotlights and coving to ceiling.

From reception hallway staircase one rises to:

#### **First floor landing**

Having sealed unit double glazed window with pleasing aspect to front. Door from first floor landing then gives access to:

#### **Bedroom one**

16'9 x 13'1 excluding recess

Having built-in double wardrobes, sealed unit double glazed windows with pleasing rural aspect, sealed unit double glazed French doors gives access to walk-out balcony which takes full advantage of the rural aspect towards local farmland, countryside, Haughmond Hill and beyond.

From bedroom one staircase rises:

#### **Dressing room**

18'3 x 11'8

Having sealed unit double glazed bullseye window to rear, Velux double glazed roof window, eaves storage, TV aerial point.

Doorway from dressing room gives access to:

#### **Ensuite bathroom**

Having large bath with antique style mixer tap over and hand-held shower attachment off, sealed unit double glazed bullseye window with pleasing rural aspect, double glazed Velux roof window, low flush WC, pedestal wash hand basin, recessed spotlights to ceiling.

From first floor landing door gives access to:

#### **Bedroom two**

13'10 x 10'4

Having sealed unit double glazed windows with pleasing rural aspect to front, plus additional sealed unit double glazed window to side, built-in double wardrobe, pedestal wash hand basin.

From first floor landing door gives access to:

#### **Bedroom three**

16'11 max x 9'5 excluding recess

Having two double glazed Velux roof windows to rear, sealed unit double glazed windows with pleasing rural aspect to front, radiator, shelved store cupboard., interconnecting door to second first floor landing.

From inner hallway a second staircase leads to:



#### Second floor landing

Having double glazed Velux roof window to rear, shelved storage cupboard.

Door from second floor landing gives access to:

#### Bedroom four

18'10 x 9'1 excluding recess

Having two double glazed Velux roof windows to rear, sealed unit double glazed windows with a pleasing rural aspect to front, additional sealed unit double-glazed window to side, radiator, built-in wardrobe.

#### Outside

To the front of the property there are double five bar timber gates which lead to a generous stoned driveway. This area is screened from the road by mature hedging, low maintenance stone sections with inset shrubs and paved pathway. From the driveway access is given to a:

#### Large detached garage

17'7 x 15'6

Having up and over door, fitted power and light, loft access leads to a useful storage space. Gated side access to both side of the property then leads to a small lawn garden area and further stone driveway section suitable for further vehicles, small caravan or boat. Access is then given to the property's :

#### Rear gardens

Which have a pleasing aspect towards local farmland, countryside, Haughmond Hill and beyond and comprise: Large paved patio., paved sun terrace, decked area, feature timber framed bar, low maintenance stone section, lawn gardens, a variety of specimen shrubs, plants and bushes.

#### AGENTS NOTE

The boundary of the rear garden is the timber fence. The timber bridge was constructed by the current vendor so he could gain access for the maintenance of this area. The former Berwick Wharf/canal area is believed to be owned by the National Trust/Attingham Park.

#### Directions

From Shrewsbury head out towards Atcham, once arriving in Atcham opposite the Mytton Mermaid turn left and continue on this road until reaching Berwick Wharf and the property will be found a short distance on the right hand-side clearly identified with 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.

#### 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).

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

