

Coachmans Cottage, Netley Hall Netley, Dorrington,
Shrewsbury, Shropshire, SY5 7JZ

www.hbshrop.co.uk



£575,000

Viewing: strictly by appointment
through the agent



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Set within substantial grounds extending to approximately 1.4 acres, this is an attractive, spacious 4 bedroom detached house, located within the Netley Hall grounds which enjoys a wonderful sense of tranquility, privacy and rural charm. Approached via a private driveway and surrounded by mature trees and countryside. This charming property offers attractive views across its own grounds, the wider countryside and beyond. Netley Hall has an on-site livery yard, tennis courts, and a tranquil lake, all set within an ambience of scenic countryside walks. The property further offers attractive equestrian potential, with scope for additional livery facilities and a private riding arena, making it ideally suited to private equestrian use or a refined rural lifestyle. Dorrington is highly regarded and picturesque Shropshire village nestled at the foot of the South Shropshire Hills. The village offers a rural community with everyday amenities including: A well regarded primary school, village hall and pubic house and also having excellent transport links to the medical town Centre of Shrewsbury, Church Stretton and beyond. Early viewing of this property comes highly recommended.



The accommodation briefly comprises of the following:

The accommodation in greater detail comprises: Entrance hallway, lounge, ground floor bedroom / study, impressive extended refitted spacious kitchen/diner/family room with a range of built-in appliances and feature UPVC double glazed lantern roof, cloakroom, first floor landing, three good size bedrooms, refitted Jack and Jill ensuite bathroom, attractive refitted family bathroom, substantial driveway providing ample parking for a number of vehicles, substantial grounds extending to approximately 1.4 acres, UPVC double glazing. Early viewing of this property comes highly recommended.

Open fronted porch with period tiled floor, composite wood effect double glazed entrance door gives access to:

Entrance hallway

Door from entrance hallway gives access to:

Bedroom / study

14'5 x 11'11

Having feature wood burning stove, two UPVC double glazed windows, recessed spotlights to ceiling, exposed timber, fitted store cupboard.

Door from lounge gives access to:

Inner hallway

Having understairs storage cupboard.

From inner hallway and door from entrance hallway gives access to:

Lounge

14'6 x 11'11

Having three UPVC double glazed windows with pleasing aspect, recessed spotlights to ceiling, exposed timber.

From inner hallway access is given to:

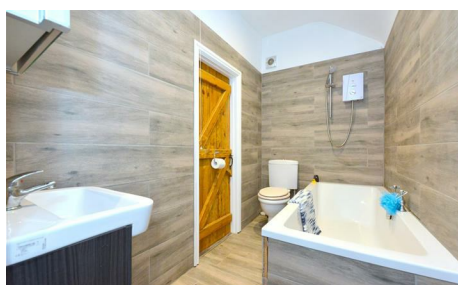
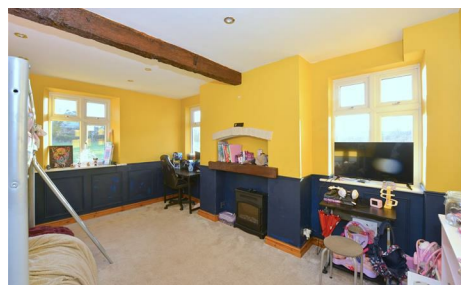
Spacious refitted kitchen/diner/family room

45'8 x 11'11 max reducing down to 11'8

The kitchen/dining area comprises: A range of attractive refitted eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset Belfast style sink with mixer tap over, free standing Range style cooker with stainless steel cooker canopy over, integrated double fridge freezer, dishwasher, washing machine, dryer, wine cooler, tiled floor, eye level glass display cabinets, UPVC double glaze3d window to front, composite double glazed stable style door giving access to side of property, recessed spotlights and exposed beams to ceiling.

The family area comprises: Three UPVC double glazed windows with a pleasing aspect, UPVC double glazed French doors giving access to rear gardens, UPVC double glazed lantern roof, recessed spotlights to ceiling, two wall mounted oil filled radiators.

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



Cloakroom

Having low flush WC, wash hand basin with mixer tap over, tiled floor, recessed spotlights to ceiling.

From entrance hallway stairs rise to:

First floor landing

Having recessed spotlights, loft access, wall mounted oil filled radiator.

Doors from first floor landing then give access to: Three bedrooms and refitted bathroom.

Bedroom one

14'6 max into wardrobe recess x 11'2 max

Having UPVC double glazed window overlooking the property's grounds, oil filled radiator, range of fitted wardrobes. Door from bedroom one gives access to:

Refitted Jack and Jill ensuite bathroom

Having large bath, wall mounted electric shower, low flush WC, wash hand basin, wall mounted mirror fronted bathroom cabinet, part tiled to walls, wall mounted extractor fan, tiled floor, UPVC double glazed window shower, heated chrome style towel rail, cupboard housing pressurised water tank.

Bedroom two

11'0 excluding recess x 9'0

Having two UPVC double glazed windows overlooking the properties grounds, fitted double wardrobe and deck, oil filled radiator.

Bedroom three

9'10 excluding wardrobe recess x 9'1

Having UPVC double glazed window with a pleasing rural aspect, oil filled radiator, fitted wardrobes, access to Jack and Jill ensuite bathroom.

Refitted bathroom

Having a roll top bath with electric shower over, low flush WC, wash hand basin with mixer tap over, storage cupboard below, heated chrome style towel rail, part tiled to walls, wall mounted extractor fan, recesses spotlights to ceiling, tiled floor.

Outside

The property is approached via a substantial stone driveway providing ample off street parking for a number of vehicles. The grounds of the property are predominantly laid to lawn and extend to approximately 1.4 acres.

Directions

From Shrewsbury, head south on the A49 towards Church Stretton. As you pass through the charming village of Dorrington, turn right onto Church Road and follow the peaceful country lane. Take the first left into Netley Hall Estate and continue towards Netley Hall - the property is the first one on the right, set in its beautiful surroundings.

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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