



Inglenook, 15 Myddle, Shrewsbury, Shropshire, SY4 3RX

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Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Price £535,000

Viewing: strictly by appointment through the agent

The accommodation briefly comprises: porch, entrance lobby, dining room, sitting room, study, kitchen/breakfast room, rear entrance hall, utility room, larder, cloaks/WC and rear entrance porch/boot room.

To the first floor there is a landing serving four bedrooms and a family bathroom.

Outside, there is good parking adjacent to an excellent garage block, which includes a double garage and a self-contained guest suite with a double bedroom and en-suite shower room.

The gardens form a most interesting feature of the property, meandering around the house and lying predominantly to the rear and side.

There is also an additional garden area to the side, extending to approximately 400 square metres, which benefits from a separate vehicular access and offers potential for a building plot, subject to the necessary planning consents.

The property backs onto farmland and also includes a sandstone store and former privy, now imaginatively converted into a bar/man cave.

The property benefits from gas-fired central heating.

This truly individual country house can only be fully appreciated by internal inspection, which is highly recommended by the selling agent.

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Porch, entrance lobby, dining room, sitting room, study, kitchen/breakfast room, rear entrance hall, utility room, larder, cloaks/WC and rear entrance porch/boot room.

To the first floor there is a landing serving four bedrooms and a family bathroom. The property benefits from gas-fired central heating.

Outside, there is good parking adjacent to an excellent garage block which includes a double garage and a self-contained guest suite with a double bedroom and en-suite shower room.

The gardens form a particularly attractive feature of the property, meandering around the house and lying predominantly to the rear and side whilst backing onto farmland. There is also a sandstone store and former privy currently used for tool storage, together with a second sandstone building which has been imaginatively converted into a bar/man cave.

This truly individual country house can only be fully appreciated by internal inspection, which is highly recommended by the selling agent.

From Porch door gives access to:

Entrance lobby

From entrance lobby door gives access to:

Dining room

15'2 x 14'7

Having a inglenook fireplace with exposed brick chimney breast, exposed timber work with part inset wall paneling, beams to ceiling and wall, walk-in cloaks cupboard.

Sitting room

21'9 14'11 extending to 23'5

An interesting room which incorporates a snug area, whilst including an imposing brick fireplace with Jotel Woodburner, raised hearth, beamed ceiling and wall, double glazing sliding patio doors gives access out onto the garden.

Study

10'1 x 7'0

With aspect over the rear garden.

Kitchen/breakfast room

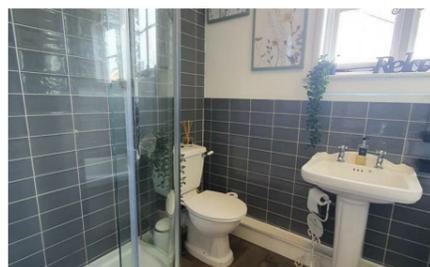
15'4 narr to 12'2 x 12'10 max

Having a quarry tiled floor, painted beamed ceiling, attractive range of fittings including a Granite effect work surface with built-in ceramic 1 1/2 sink and drainer unit, space for range cooker, good range of painted shaker style base units including cupboards and drawers with chrome handles, fitted plate rack unit with open storage and cupboards, useful understairs storage cupboard.

Rear entrance hall

Having quarry tiled floor and doors off and to:





Utility room

10'3 x 7'11

Having fitted stainless steel sink unit and double cupboard under, wall mounted Worcester gas fired central heating boiler providing central heating and domestic hot water, space and plumbing for washing machine and dishwasher, quarry tiled floor, space and plumbing for American style fridge freezer.

Larder

Having quarry tiled floor.

Cloaks/WC

Having quarry tiled floor, pedestal wash hand basin with tiled splash surrounds and close couple WC.

Rear porch/boot room

From entrance lobby stairs rise to:

First floor landing

Having split level with exposed beams.

From first floor landing doors give access to: four bedroom and bathroom.

Bedroom one

15'4 x 10'0

Having two matching fitted wardrobes.

Bedroom two

11'0 x 11'2

Having a feature exposed part brick chimney breast, fitted range of wardrobes, access to loft space.

Bedroom three

13'0 x 10'6

Having a built in wardrobe and storage cupboard.

Bedroom four

10'10 x 7'4

Having built-in airing cupboard containing insulated hot water cylinder and immersion heated and slatted shelving, access to loft space.

Bathroom

Having a panel bath, tiled walls above and wall mounted electric shower unit with splash screen, pedestal wash hand basin, close coupled WC, further part tiled to walls, light/shaver unit and extractor fan to ceiling.

Outside

Timber twin entrance gates recessed back from the road onto a gravelled driveway.

From driveway access gives access to a:

Substantial garage block

20'11 narr to 14'3

Comprising double garage with timber twin entrance doors, external side entrance door leading into:

Guest suite

Having ground floor entrance lobby with quarry tiled floor and staircase rising to:

Double bedroom

20'11 narr to 14'8 x 15'7

Measurement includes stairwell and comprise: oak flooring, electric wall radiator, ceiling downlighters.

En-suite shower room

Having a corner tiled shower cubicle with wall mounted shower unit, close coupled WC, vanity unit with wash hand basin and cupboard below, tiled splash surrounds, fitted mirror, light and shaver unit, chrome towel electric towel rail and oak flooring.

AGENTS NOTE

This block offers excellent potential to be converted into an Airbnb, providing an additional income stream, or alternatively could be used as a guest or office suite, or a self-contained annexe. There is also further scope (subject to the necessary planning consents) to convert or incorporate the ground floor of the garage to create additional accommodation to complement the first floor, for example an open-plan living/dining/kitchen area.

The gardens

The gardens are arranged in a delightful cottage style, offering a variety of interesting areas and are abundantly stocked. Adjacent to the driveway is a landscaped section featuring flagged pathways, an ornamental pond, a gravelled BBQ area, a well-stocked rockery and a herbaceous triangular bed. Pathways extend around a lawn interspersed with trees and a well-style canopy, together with a sandstone log store and former privy which has been imaginatively converted into a bar/man cave.

Adjacent to the lounge/snug is a further flagged patio area with a pathway leading to an additional garden area to the flank of the house, which includes sandstone wall steps, a lawn interspersed with a variety of trees and flowering shrubs, as well as an ornamental pond and rockery.

The borders are well screened with a variety of mature shrubs. There is also a secondary gated vehicular entrance which offers potential and scope for a building plot, subject to the necessary planning consents. A sandstone garden store completes this attractive outdoor space.

Kitchen garden

Having various raised beds, storage compound area including slabbed area with aluminum framed greenhouse and oil storage tank (not currently in use). Additional

Directions

From Shrewsbury proceed north along the Ellesmere Road towards Harmer Hill. After approximately 1.5 miles turn left into the village of Myddle. Continue past the primary school and, shortly after passing the church, the property will be found on the left-hand side.

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 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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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

