

Millrace Cottage, Long Meadow Drive, Abbey Foregate,
Shrewsbury, Shropshire, SY2 6NA

www.hbshrop.co.uk



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The Property Misdescriptions Act
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Offers In The Region Of £2,200,000

Viewing: strictly by appointment
through the agent

A rare opportunity has arisen to acquire a luxury five bedroom detached property along with three separate BUILDING PLOTS. Millrace Cottage is a much improved, extended, five bedroom detached house which has beautiful far reaching views to the rear towards the Shrewsbury town centre and beyond.

The three building plots have full planning permission for the erection of contemporary split-level detached properties with integral garaging and associated parking with the opportunity (subject to planning) to create a further level upper and lower to all three building plots, increasing the square footage considerably. All of the associated planning conditions: access road, boundary treatments and retaining walls have been readily fulfilled.

This delightful property occupies a secluded position within this desirable residential location within striking distance of excellent local amenities, highly regarded schooling, the Reabrook nature reserve and the Shrewsbury town centre There is also excellent road links to the A5 and the M54 readily available from the property. VIEWING IS ESSENTIAL.

The accommodation briefly comprises, the following

Entrance vestibule, reception hallway, cloakroom, lounge, large upvc double glazed conservatory, dining room, re-fitted contemporary kitchen / breakfast room, utility room, family room (currently being used as a snooker room), study, first floor lading, master bedroom with impressive en-suite shower room with spiral staircase leading to a dressing area / storage area and large attic, 4 further bedrooms, bespoke re-fitted bathroom, large driveway with turning area (accessed via two sets of custom made electrically operated gates), double garage with additional storage accessed via a loft ladder with electrically operated door with fitted power light and heating, well-maintained South-Westerly facing rear enclosed gardens, three BUILDING PLOTS with permission for the erection three luxury contemporary detached dwellings, beautiful aspect to the rear over the Reabrook and towards the Shrewsbury town centre and beyond, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprise:

Replacement double glazed entrance door gives access to:

Entrance vesitbule

Having ceramic tiled floor, radiator, stained glazed upvc double glazed window to front, recessed spotlights to ceiling. Door from entrance vestibule gives access to:

Reception hallway

Having wood effect, ceramic tiled flooring, wall-mounted alarm panel, radiator, recessed spotlights to ceiling, cloaks cupboard plus additional under-stairs storage cupboard. Door from reception hallway gives access to:

Cloakroom

Having wall-hung WC with hidden cistern and wall-hung wash hand basin with mixer tap over and storage drawer below, wood effect ceramic tiled flooring, radiator, tiled to walls, recessed spotlights to ceiling.

Door from reception hallway gives access to:

Lounge

24'6 x 11'7

Having upvc double glazed windows to front, tow radiators, contemporary stove set to a period style tiled hearth with wooden fire surround, recessed spotlights and coving to ceiling.

Door from reception hallway gives access to:

Dining room

12'6 x 9'7

Having recessed spotlights to ceiling, ceramic tiled floor, upvc double glazed French doors from dining room and from lounge gives access to:

Large upvc double glazed conservatory

19'21 x 18'3

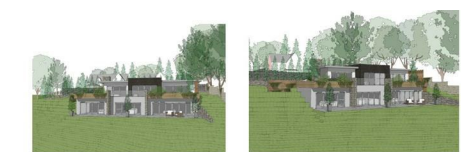
Having brick base, a range of wood effect upvc double glazed windows overlooking the property's rear gardens, polycarbonate roof with fitted ceiling fan and built-in light, wood burning stove, ceramic tiled floor, wall-mounted air conditioning unit.

Square arch from dining room gives access to:

Contemporary re-fitted kitchen / breakfast room

17'11 x 11'7

The contemporary re-fitted kitchen comprises: A range of eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset sink with mixer tap over, integrated oven, grill, microwave combination oven, full length fridge and separate freezer, dishwasher, four ring induction hob with cooker canopy over, recessed spotlights to ceiling, ceramic tiled floor, tiled splash surrounds, upvc double glazed window to rear, radiator. Door from kitchen / breakfast room gives access to:





Utility room

9'4 x 6'0

Having eye level and base units, built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, space for washing machine and tumble dryer and ceramic tiled floor, tiled splash surrounds, recessed spotlights to ceiling, radiator, service door to double garage.

Door from kitchen / breakfast room gives access to:

Bay fronted family room

20'6"1 x 17'10

Having a range of spotlights to ceiling, upvc double glazed windows to the rear and side of property, upvc double glazed French doors giving access to the rear gardens, three radiators. Door from family room gives access to:

Study

11'4 x 7'8

Having upvc double glazed window to front, a range of fitted shelving, radiator.

From reception hallway stairs rise to:

Large first floor landing

Having upvc double glazed window to the front, recessed spotlights to ceiling, radiator, store cupboard plus additional living store cupboard with radiator. Doors from first floor landing give access to: Five bedrooms and bespoke re-fitted family bathroom

Bedroom one

19'7 max x 17'8 max

Having upvc double glazed window to the rear with a beautiful aspect towards the Shrewsbury town centre, local countryside and beyond plus additional upvc double glazed window to side, built-in mirror fronted wardrobes, dressing areas with fitted worktops and a range of chest-of-drawers / store cupboards, recessed spotlights to ceiling. Door from bedroom one gives access to:

Impressive en-suite bathroom

17'9 x 7'4

Having jacuzzi bath, walk-in double width tiled shower cubicle with drench shower over, wall-hung over-sized wash hand basin with mixer tap over, storage drawers below, wall-hung WC with hidden cistern, wall-hung bidet, ceramic tiled floor, part tiled to walls, two heated chrome style towel rails, upvc double glazed windows to front, recessed spotlights to ceiling.

From master bedroom a spiral staircase leads to a:

Attic dressing area

12'2 x 8'4

Having a range of fitted chest-of-drawers and worktops. Doors then lead to two further stores / dressing areas and a very large roof space.

Bedroom two

10'9 x 9'0

Having upvc double glazed window with pleasing aspect to the rear towards the Shrewsbury town centre, local countryside and beyond, two built-in mirror double fronted wardrobes, radiator, recessed spotlights to ceiling.

Bedroom three

10'11 x 9'5

Having upvc double glazed window with a beautiful aspect towards the Shrewsbury town centre, local countryside and beyond, built-in double wardrobe, radiator, recessed spotlights to ceiling.

Bedroom four

11'0 x 8'3

Having upvc double glazed window to front, radiator, loft access.

Bedroom five

9'8 x 9'7

Having upvc double glazed window to the rear with beautiful aspect towards the Shrewsbury town centre, local countryside and beyond, radiator, recessed spotlights to ceiling.

Bespoke re-fitted family bathroom

Having a large oval shaped bath with fountain effect mixer tap over, large walk-in tiled shower cubicle with drench shower over, wall-hung WC with hidden cistern, over-sized wall-hung wash hand basin with mixer tap over, storage drawers below, ceramic tiled floor, tiled to walls, upvc double glazed window to front, Velux roof window, wall-mounted extractor fan, heated chrome style towel rail.

Outside - Front

Two sets of electrically custom made electric gates lead to a large tarmac driveway with turning area and provides ample space for off street parking for a number of vehicles. Outside electricity car charging point. From the driveway a wood effect electrically roller door gives access to:

Double garage

18'4 x 17'11

Having fitted power and light, floor mounted gas fired central heating boiler, double glazed door giving access to the side of property, two radiators.

Outside - Rear

The rear gardens comprise: A large paved sun terrace with low rse brick walling, lawned gardens, generous sized timber store / shed with fitted power, glazed and timber framed summer house, lawned gardens, well stocked borders with fruit trees and bushes. The gardens offer a south westerly facing aspect.

The building plots are situated beyond and to the side of the rear gardens of the property.

Building plots

Building plot - one

Application number: 18/03663/FUL. Proposed development: For the erection of one split-level house with integral garaging and associated parking served by an existing access and improved private driveway.

Building plot - two

Application number: 19/01060/FUL Proposed development: For the erection of one split-level house with integral garaging and associated parking served by an existing access and improved private driveway.

Building plot - three

Application number: 12/03024/FUL. Proposed development: For the erection of a one split-level house with integral garaging and associated parking served by an existing access and an improved private driveway (re-submission of planning permission 18/03663/FUL, and an erection of a split-level curved top building to accommodate a gymnasium and replacement swimming pool.

Full planning permission was granted for all three plots for the erection of three generous sized highly contemporary detached properties. Please see artists images provided within these sales particulars.

Agents note

The vendor informs us that each building plot has potential opportunity to create another level of accommodation from the approved drawing(s), and extend the ground floor of each property to maximise the space (SUBJECT TO PLANNING). The approved pool drawing could be changed subject to planning. buyers will need to make their own enquiries regarding the above.

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 F

As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

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).

Referral fee disclaimer

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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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

