



Woodlands, Pontesbury Hill, Pontesbury, Shrewsbury, Shropshire, SY5 0YL

£725,000

This appealing 6 bedroom property set in beautiful grounds is currently divided to provide an attractive 4 bedroom family house and spacious 2 bedroom annex. The Main House Offers 3 Reception Rooms & Kitchen/Dining Room. The Annex - Spacious Living/Dining Room, Conservatory, Kitchen, WC. There Are 2 Excellent Garden Rooms, Ample Parking. Close To Glorious Walks, Incredible Views. GCH, DG, Highly Sought After Village Location. Viewing Is A Must For Full Appreciation.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises:

MAIN HOUSE

Double glazed entrance door.

Main Entrance Hall 21' 2" x 5' 9" (6.45m x 1.75m)

Part tiled flooring, double glazed window, double radiator, large built in under stairs storage cupboard, staircase leads to First Floor Landing.

Spacious Living Room 24' 1" x 10' 8" (7.34m x 3.25m)

Part of the original property with a wealth of exposed ceiling timbers, fireplace recess with glass fronted cast iron wood burner inset, 2 radiators, 4 double glazed windows to the front, wall lights.

Sitting Room 16' 4" x 9' 4" (4.97m x 2.84m)

Boarded flooring, radiator, double glazed windows and folding doors open on to garden with views across to glorious countryside. French doors to Conservatory and wide opening to Kitchen.

Conservatory 12' 1" x 9' 7" (3.68m x 2.92m)

Double glazed lantern and windows overlooking garden, tiled flooring, French doors to the rear.

Kitchen/Dining Room 18' 3" x 9' 10" (5.56m x 2.99m)

Attractively fitted with units to 3 wall areas, glass fronted cabinets, wood style laminated work tops, inset white glazed Caron Phoenix 1 1/2 bowl sink unit, space for appliances, tiled flooring, radiator.

First Floor Landing

2 double glazed windows enjoying open views, radiator.

Bedroom 1 12' 6" x 11' 3" (3.81m x 3.43m)

Radiator, double glazed window enjoying front aspect.

Bedroom 2 12' 2" x 11' 3" (3.71m x 3.43m)

Radiator, double glazed side and front windows.

Bedroom 3 9' 10" x 9' 9" (2.99m x 2.97m)

Double radiator, double glazed window overlooking garden and over some of Shropshire's finest countryside. Connecting door to Bedroom 4.

Bedroom 4 9' 4" x 7' 3" (2.84m x 2.21m)

Radiator, 2 double glazed windows.

Bathroom 9' 4" x 7' 3" (2.84m x 2.21m)

Fitted with white 4 piece suite including Victorian style claw foot roll top bath, large shower cubicle, wash basin with cupboards beneath, WC, fully tiled walls, tiled flooring, extractor fan, radiator, double glazed window overlooking countryside.

Rear Garden

Extensive garden providing excellent privacy, a fabulous space for entertaining, approached onto split level timber decking with balcony around, access to large Timber Clad Garden Room. From the decking lawns sweep down to a further Timber Chalet. The garden enjoys well stocked beds and borders with well established shrubs and trees, enclosed fencing and hedging. To the side of the garden is a further area of timber decking which sweeps around the Annexe to provide a separate garden area if required. There is a range of lighting throughout the garden.

Large Timber Clad Garden Room 19' 10" x 9' 6" (6.04m x 2.89m) plus recess

An excellent space which has been insulated and has a rubberised roof, 2 double glazed windows and French doors leading onto the decking.

Timber Chalet

With rubberised roof and extensive veranda.

ANNEXE

uPVC double glazed door.

Entrance Hall 18' 1" x 7' 3" (5.51m x 2.21m)

Part tiled flooring, radiator, double glazed side window, useful under stairs storage cupboard, staircase leads to First Floor Landing.

Ground Floor WC

Fitted with wash basin and WC.

Kitchen 12' 11" x 7' 7" (3.93m x 2.31m)

Fitted with range of units to 3 wall areas, inset 1 1/2 bowl sink unit, wood style laminated work tops, tiled flooring, integrated electric oven, 4 ring gas hob with filter hood above, stable door, double glazed window.

Living/Dining Room 22' 10" x 12' 8" (6.95m x 3.86m)

Ornate carved wood fire surround, 2 radiators, 3 double glazed windows and French doors leading to Conservatory.

Victorian Style Conservatory 11' 2" x 10' 4" (3.40m x 3.15m)

Pitched roof, brick and uPVC double glazed construction, tiled flooring, radiator, French doors leading to private garden.

First Floor Landing

Large built in cupboard housing gas fired central heating boiler, double glazed side window, access to roof space.

Bedroom 1 13' 2" x 12' 0" (4.01m x 3.65m)

Radiator, dual aspect double glazed windows enjoy fine outlooks over garden and glorious countryside beyond.

Bedroom 2 11' 0" x 10' 0" (3.35m x 3.05m)

Radiator, 2 double glazed windows.

Bathroom

Fitted with 4 piece white suite including bath with mixer tap and shower attachment, wash basin, WC, fully tiled shower cubicle, radiator, heated towel rail, shaver socket, double glazed side window.

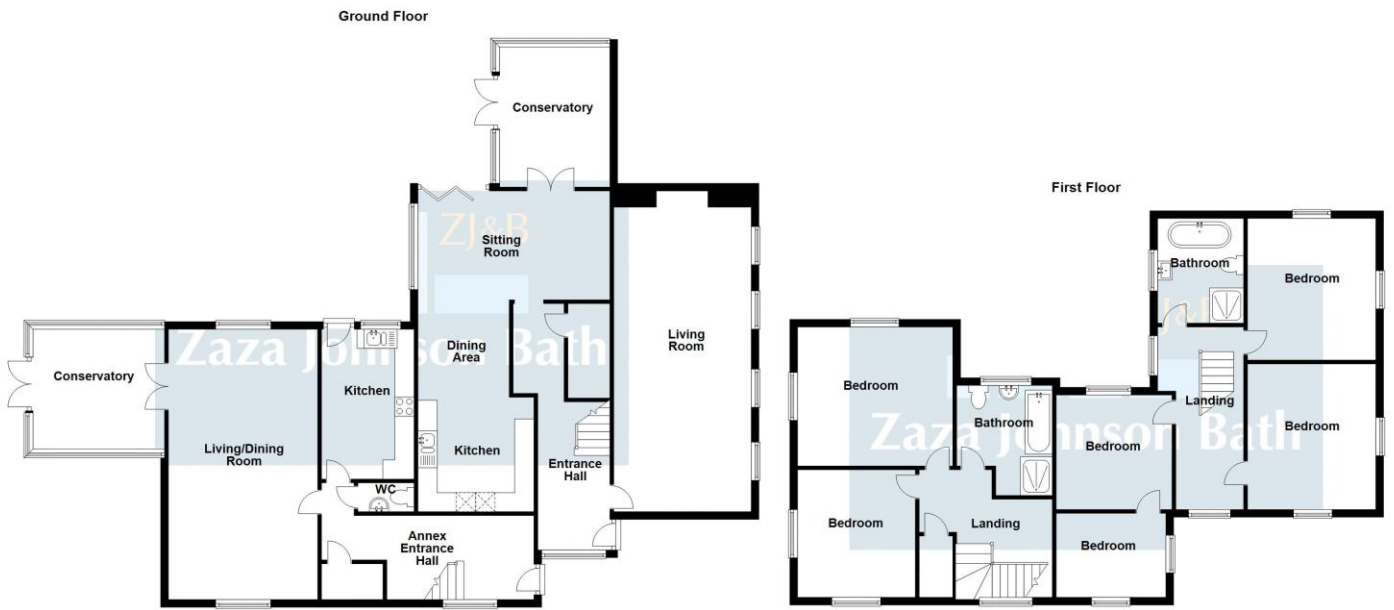
Garden

Private Garden with timber decking and gravel beds beyond with central pathway. Pathway leads to the side leads back to the front of the property.

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

VACANT POSSESSION UPON COMPLETION



Woodlands, Pontesbury Hill

FLOOR PLANS FOR GUIDANCE ONLY



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage