



SAMUEL WOOD

Fairview Wentnor, Bishops Castle, Shropshire, SY9 5EE

Guide Price £485,000



Fairview

Wentnor, Bishops Castle, Shropshire, SY9 5EE



- Large garden
- Stunning Views
- EPC C
- No Onward Chain

- Double Garage
- Village Location
- 3/4 Double Bedrooms
- Solar Panels

This 3/4 double bedroom detached house enjoys a wonderful village location with far reaching views of the beautiful Shropshire countryside. Accommodation which benefits from LPG gas fired heating and upvc double glazing includes: Reception Hall, Living/Dining Room, Kitchen, Conservatory, Large Utility, 3 Double Bedrooms, additional Double Bed/Study and Modern Bathroom. Outside the property has a large Landscaped Garden and Double Garage. EPC C



Wentnor is a small rural village west of Church Stretton and the Long Mynd, which boasts two pubs, well known locally for their food, as well as a parish Church and village shop. The popular primary school of Norbury is just under 2 miles away. The well known Market town of Church Stretton which has a range of shops and restaurants and a main line train station is around 11 miles away (however a shorter route can be taken over the picturesque Long Mynd hills). Bishops Castle is around 7 miles away, the popular town of Shrewsbury is just 16 miles away. The property is fully described as follows:

Front door opens into

Reception Hall

Having tiled floor, wall mounted radiator, door into cloakroom with W/C and wash hand basin in white, upvc double glazed window to frontage.

Living Room/Dining Room

Having two wall mounted radiators, fitted Clearview stove with marble hearth and feature beam, two upvc double glazed windows to front and side elevations. opening then leads to

Dining Area

Having wall mounted radiator, upvc double glazed window to side elevation and door then opens into

Conservatory

With a recently updated roof, taking in the beautiful far reaching views across the Shropshire Countryside doors then open on to the decking area.





Kitchen

Having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks. Door then opens into a large pantry cupboard with shelving fitted. There is an integrated 2 ring gas hob along with an integrated 2 ring electric hob, there is also an integrated electric oven, single sink unit and window to rear elevation.

Large Utility

With base cupboards, heat resistant work surfaces, 1 1/2 bowl sink drainer unit. There is planned space for washing machine, dishwasher, tumble dryer, fridge and freezer. In here you will also find the Worcester gas fired boiler which heats domestic hot water and radiators. Side door then gives access to the rear garden and upvc double glazed window to rear elevation.

Study/Bedroom 4

Having wall mounted radiator, fitted shelving and upvc double glazed windows to front and side elevations

Staircase then rises to

First Floor Landing

Having wall mounted radiator, door into airing cupboard with shelving fitted, double doors then open into eaves storage and upvc double glazed window to rear elevation.

Bedroom 1

Having wall mounted radiator, fitted wardrobe and upvc double glazed windows to front elevation

Bedroom 2

Having wall mounted radiator, fitted wardrobes and windows to side and rear elevations.

Bedroom 3

Having wall mounted radiator and window to front and side elevations

Bathroom

In a modern suite of white to include Bath, WC, Bidet wash hand basin to vanity cabinet and separate shower unit. There is also a wall mounted radiator and upvc double glazed window to rear elevation.

Outside

As you approach the property there is a gravelled drive with ample parking, a detached double garage with light and power, the Calor gas tank is located at the side and large greenhouse with light fitted. There are raised beds adding colour around the borders which are made up of high board fencing and stone wall. The rear garden, which has been landscaped by the current vendors has a large decking area immediately off the property which is ideal for summer dining. A pathway then leads down to a good sized lawn which is surrounded by flower beds, the pathway then directs you to the very impressive vegetable garden. With a range of raised beds, storage shed for tools, poly tunnel and a large netted fruit cage with a wonderful selection of fruit trees. Boundaries are made up of mature hedging and stone walls.



Directions

Proceeding North on the A49 towards Shrewsbury from Craven Arms town centre, turn left on to the A489 Bishops Castle road and proceed for roughly 6 miles. You will then get to a hamlet called Eaton and sharp left hand corner and a junction on the right hand side which is sign posted for Wentnor. Take this turning and follow the road for approximately 3 miles and you will then get to the village of Wentnor, the property can be found on your left directly next to the Church. Alternatively you can use the postcode SY9 5EE

Services

Mains electricity and water, private drainage via a septic tank, gas via an LPG tank, phoneline to BT regulations.

Agents Note

There are solar panels on the roof which have provided an income of approximately £611.00 per annum on average since installation. This is in addition to electricity not drawn from the Grid. Also, any power surplus to the properties requirements is used to heat the hot water tank via a SolarBoost installation.

Local Authority

Shropshire Council

Tenure

We understand the property to be Freehold

To View This Property

To view this property please contact our office on 01588 672728 or email cravenarms@samuelwood.co.uk

For out of office enquires please call Jack Davies 07942 186 235

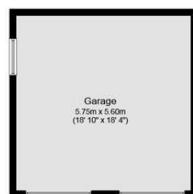
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







Floor Plans



Garage

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND
Tel: 01588 672728 | cravenarms@samuelwood.co.uk