



18 Papermill Cottages, Harcourt

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Situated in an elevated position with views over the surrounding countryside and the River Roden to the front, this Semi-Detached Property has been vastly improved and extended to provide four Bedroom accommodation and an additional Annexe facility.

- Substantial Semi-Detached Property
- Beneficially extended and improved throughout
- Lounge, Dining Room, Breakfast Kitchen and Utility
- Four Bedrooms, Bathroom, Ground floor Cloaks
- Self-Contained One Bedroom Annexe
- Generous Gardens with Office Building



Brief Description

The property is approached through the garden with a stable door opening into the Utility Room with long working surface having provision beneath for appliances, single glazed window into the Kitchen and double glazed window looking out to the garden. A door opens into the modern, light and airy Breakfast Kitchen, which offers an excellent range of white fronted drawers, base and wall mounted units with complementary working surfaces over with inset ceramic sink unit and gas hob, integrated eye level double oven, space for dishwasher and upright fridge / freezer; a door opens into the Cloakroom with two piece suite. An archway leads from the Kitchen into the Dining Room which looks out onto the side entertaining patio and has a range of built-in cupboards and bookshelves. A door opens into the Living Room with multi-fuel stove set into an Inglenook, two windows offering breath-taking views over the front aspect and to the side is a window and French doors opening out to the elevated deck and pergola.

Stairs ascend up to the first floor accommodation - off to the left are Bedrooms Three and Four, both having a dual aspect. Off to the right is the Bathroom with three piece white suite; Bedroom One has a useful over stairs cupboard and far reaching views to the front over fields and the River Roden. Bedroom Two, with a range of built-in wardrobes, is located to the rear with a sky-light window and further window to the rear.





The Annexe accommodation is accessed from the Breakfast Kitchen into a Kitchen area with base unit and inset sink, opening through into the Living area with sky-light, window to side and French doors to the rear patio. From the Kitchen area a sliding door opens into the Wet Room with three piece white suite.



Externally, the property has gravelled driveway parking space with steps ascending up into the main garden area with pathways weaving in and around the generous lawns, abundantly stocked shrub borders, pergola with gravelled patio area; there is a barked area to the very bottom of the garden ideal for a children's play area. Within the rear section of the garden is a log store and shed and to the front side garden area is a timber constructed home office building.



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LOCATION

The property and its immediate neighbours, are in an isolated position found off the beaten track, accessed over a Byway Open to All Traffic serving the west side of the Hamlet of Harcourt, on the edge of the Village, Stanton Upon Hine Heath, which is served by a Public House, Church, Village Hall and near to Moreton Corbet Castle. There are other local amenities and primary education facilities available in the nearby village of Shawbury, approx. 1.5 miles away, the small Town of Wem is approx.4.5 miles distant and the County Town of Shrewsbury is approx. 9 miles away.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains Water and Electricity are available. Heating is by way of an Oil fired system and there is Septic Tank drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

DIRECTIONS

The Vendors have advised not to follow Sat-Nav directions.

From the Wellington locality proceed along the A442 in the direction of Hodnet and after passing through Waters Upton turn left towards Ellerdine (sign posted for Oakgate Garden Nursery) and follow Hazels Road until you reach the crossroads over the A53 - proceed straight over into Moreton View and carry on into the Village of Stanton Upon Hine Heath and through, bearing around to the left over the River Roden and at the T junction with the B5063 turn right towards Besford. Follow the road for approx. 1.3 miles and at the grassy triangle turn right onto the Lane which after approx. 1/2 mile will lead to no.18, being the second property along on the left.

From the Shrewsbury direction - proceed from the Battlefield Roundabout onto the A49 and continue through Hadnall and Preston Brockhurst then turn right onto the B5063 towards Shawbury and Moreton Corbett Castle - at the grassy triangle turn left onto the Lane which after approx. 1/2 mile will lead to no.18, being the second property along on the left.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

Please ring us on 01952 221 200 or Email: wellington@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WE32996.210423

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

LIVING ROOM 21' 8" x 16' 9" (6.6m x 5.11m)

DINING ROOM 15' 7" x 9' 0" (4.75m x 2.74m)

BREAKFAST KITCHEN 14' 9" x 13' 4" (4.5m x 4.06m)

UTILITY ROOM 14' 9" x 7' 1" (4.5m x 2.16m)

CLOAKROOM 5' 3" x 3' 7" (1.6m x 1.09m)

BEDROOM ONE 12' 9" x 9' 1" (3.89m x 2.77m)

BEDROOM TWO 12' 4" x 8' 1" (3.76m x 2.46m)

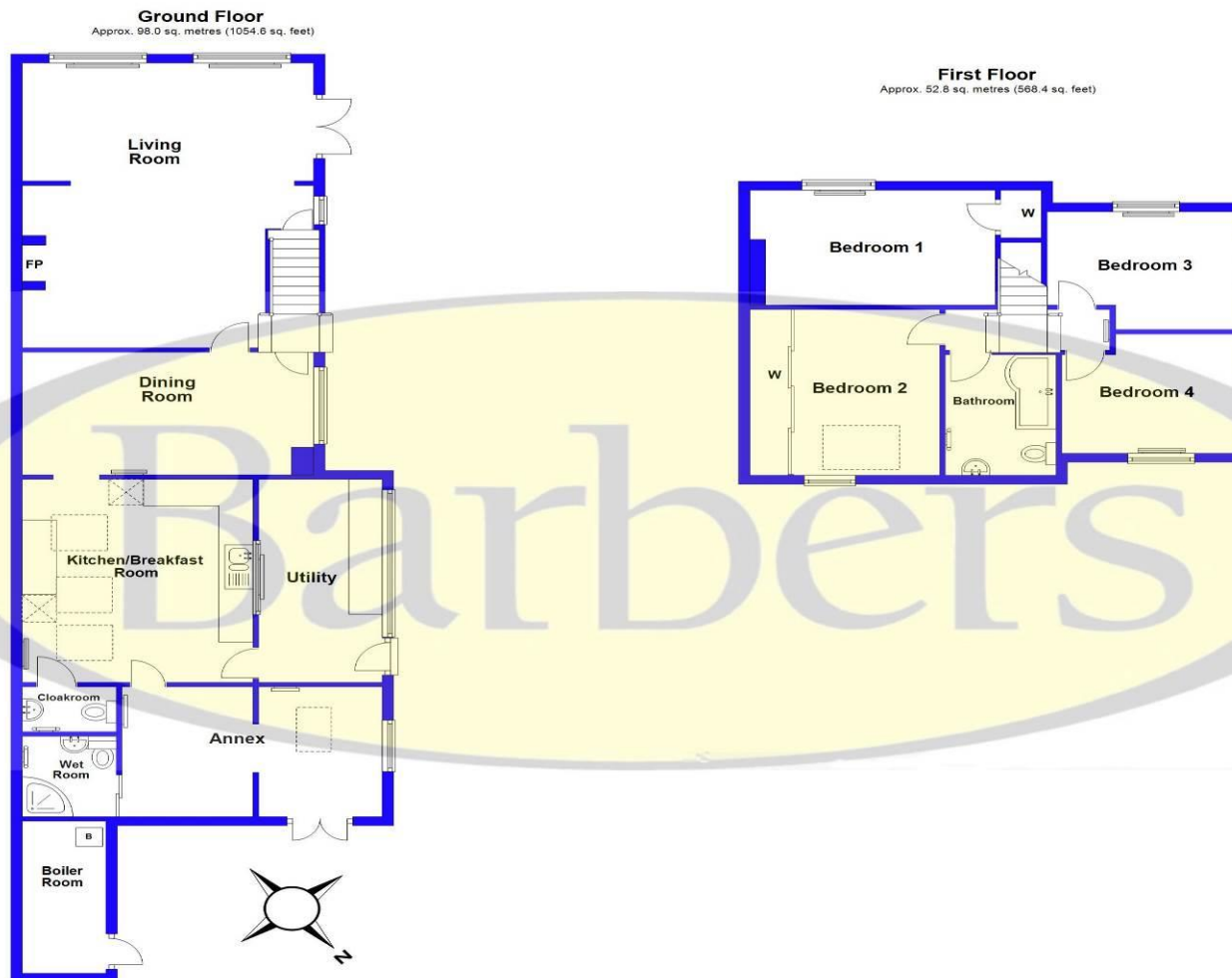
BEDROOM THREE 11' 1" x 8' 7" (3.38m x 2.62m)

BEDROOM FOUR 11' 0" x 8' 8" (3.35m x 2.64m)

BATHROOM 8' 9" x 6' 1" (2.67m x 1.85m)

ANNEX EXTENSION 15' 3" x 9' 8" (4.65m x 2.95m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 150.8 sq. metres (1623.0 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software.

18 Paper Mill Cottages, Harcourt, Stanton upon Hine Heath, Shrewsbury



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