Crossing Cottage, Shorthill, Lea Cross, Shrewsbury

For Sale

Asking Price £495,000



A beautifully presented and individual detached family house with versatile accommodation set within superb private landscaped gardens adjoining open countryside.

Entrance vestibule and hall, cloakroom, living and dining rooms, conservatory, kitchen/breakfast room, inner and side halls, large self contained master bedroom with en-suite bathroom, 4 further good sized bedrooms, one with balcony, another with en-suite shower room, family bathroom, double garage, extensive driveway and parking area, large private landscaped gardens, gas fired central heating, double glazed windows and doors.

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ENTRANCE VESTIBULE Door to front, windows to front and side.

CLOAKROOM Wash basin, WC, window to side.

ENTRANCE HALL about 3.1m x 2.4m (about 10'2" x 7'10") Views to front, door to:

DINING ROOM about 4.9m x 3.4m (about 16'1" x 11'2") Dimmer switch, glazed panelled double and single doors to living room and kitchen, sliding patio doors to sun terrace and garden, door to inner hall with useful walk-in store, further door connecting to garage.

LIVING ROOM about 8m x 3.7m (about 26'3" x 12'2") Lovely spacious room with exposed beam, feature stone fire surround, oak display mantel, quarry tiled hearth, canopied coal effect living flame gas stove inset, wall lights, TV and telephone points, views to both front and rear, double glazed sliding patio doors to rear opening to sun terrace and garden.

KITCHEN/BREAKFAST ROOM about 6.9m x 3.6m max (about 22'8" x 11'10" max) Range of oak fronted units, working surfaces, floor and wall tiling, double bowl sink and drainer, space for fridge and freezer, built-in double oven, plumbing connections for dishwasher, glazed display cabinet and shelving, larder unit, spot lighting, windows to front and side with views over countryside, glazed panelled door to;

SIDE HALL Quarry tiled flooring, part glazed door and window to front, further door to useful walk-in store enclosing gas fired condensing boiler.

CONSERVATORY about 4.5m x 4.1m (about 14'9" x 13'5") Adjoins and provides lovely views across gardens and countryside, constructed of brick with uPVC double glazed frame, pitched roof, tiled flooring, double door access to sun terrace, glazed door to:

DOUBLE GARAGE about 6.1m x 5.3m (about 20'0" x 17'5") Twin up and over doors to front, window and glazed panelled door to rear **UTILITY AREA** with work surface, double door cupboards, sink and drainer, plumbing connections for washing machine and space for tumble dryer.

From entrance hall staircase to landing, access to loft, door to study/bedroom five and bedroom one.

BEDROOM ONE about 5.8m x 5.3m (about 19'0" x 17'5") This area of the house can provide self contained accommodation (incorporating study/bedroom five) if required. A spacious room with sitting area, wall light, TV point, windows to three elevations providing fantastic views over gardens and adjoining countryside. There is also a concealed kitchen area with sink and drainer, fitted cupboards, working surface.

EN-SUITE about 2.3m x 2.0m (about 7'7" x 6'7") Comprising bath with glazed screen, tiled surround and shower, wash basin, WC, spot lighting, window to front.

STUDY/BEDROOM FIVE about 4.0m x 2.7m (about 13'1" x 8'10") Spot lighting, built-in double mirror door wardrobe, lovely views to rear, door connecting to main landing area.

From inner hall staircase to main landing area, panelled doors to remaining bedrooms and bathroom, access to loft via loft ladder, built-in airing cupboard, two additional storage cupboards/wardrobes.

BEDROOM TWO about 4.2m x 3.7m (about 13'9" x 12'2") TV point, wall light, window to side, double glazed sliding patio doors to rear opening to lovely private balcony which is paved, enclosed by wrought iron railings with climbing plants, from which there are lovely views over adjoining unspoilt countryside.

BEDROOM THREE about 4.4m x 3.0m (about 14'5" x 9'10") TV and telephone points, window to front.

EN-SUITE Glazed and tiled shower cubicle, vanity unit with wash basin, cupboards under, electric towel rail, wall tiling.

BEDROOM FOUR about 3.6m x 3.3m (about 11'10" x 10'10") TV and telephone points, rural views to side and rear.

BATHROOM about 3.7m x 1.8m (about 12'2" x 5'11") Comprising bath, glazed and tiled shower cubicle, vanity unit, wash basin, dressing surface, fitted cupboards, WC, wall tiling, spot lighting, windows to front.

OUTSIDE To the front and side of the property there is an extensive driveway and parking area for several cars enclosed by original brick walling with climbing plants and established flowers and shrubs. There is a large private south facing garden which has beautifully landscaped to lawn with extensive stone paved sun terracing, variety of mature trees and hedging, lovely colourful established beds. There is also a further paved seating area, adjoining established vegetable and soft fruit garden with raised beds, two useful timber garden stores, green houses and good sized workshop with light and power.







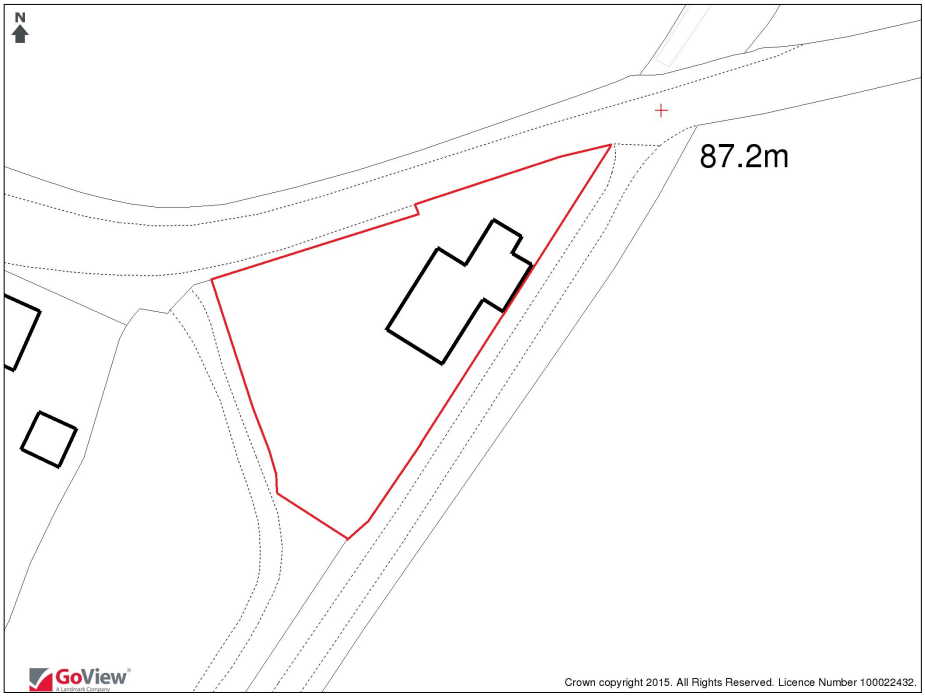




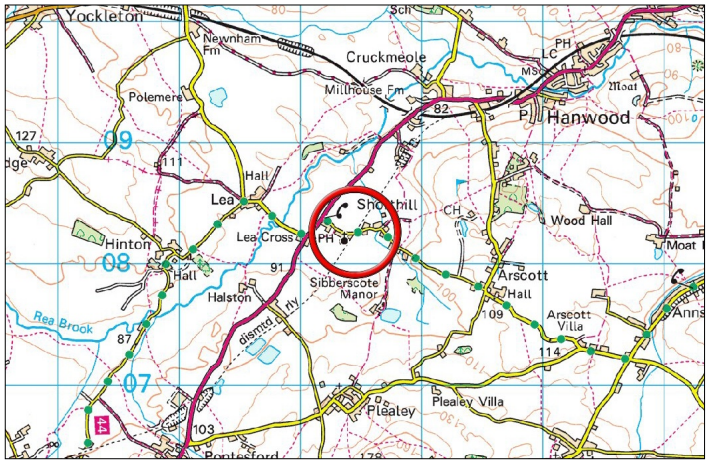
















SERVICES Mains gas, water and electricity are connected. Drainage via septic tank.
COUNCIL TAX F
EPC RATING D

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