



FOR SALE

Offers in the region of £595,000

Brookside, Pulverbatch,
Nr Shrewsbury, SY5 8DT

An appealing detached family country house including an adjoining cottage and separate annexe with scope for holiday let/dependant relative use, set in extensive lawned gardens adjoining a brook with grazing land in a scenic area of Outstanding Natural Beauty. In all about 3.7 acres.



Mileages; Church Stretton - 8.7 miles, Shrewsbury - 8.9 miles, Bishops Castle - 12.6 Telford - 22.1 miles (all distances are approximate)



- Highly desirable location
- Detached family home
- Adjoining 2 bed cottage
- Separate Annexe
- Outhouses & Gardens
- Approximately 3.7 acres

DIRECTIONS

From Shrewsbury proceed south west to Longden and then continue on until reaching Pulverbatch. Carry on through the village and on reaching the White Horse pub, bear left down the bank and as the road bottoms out, the property will be seen on the right hand side, set back.

SITUATION

The property is attractively situated just outside the popular village of Pulverbatch, which is surrounded by stunning unspoilt countryside in an Area of Outstanding Natural Beauty and has the remains to motte and bailey castles (ancient monuments). The village provides a well known pub/restaurant, whilst equestrian enthusiasts and walkers will be delighted in the opportunities, with an abundance of public footpaths and bridal paths, including the Long Mynd/Shropshire Way.

The property is well placed for access to Shrewsbury, where commuters will find good road links through to the M54 motorway, Telford and Birmingham. Alternatively north, access can be gained to Oswestry, Wrexham and Chester.

DESCRIPTION

Brookside provides an interesting and seldom opportunity to acquire a substantial and versatile country property including a family house with an adjoining two bedroom cottage, which could be incorporated into the main house and a separate Annexe offering the choice of dependant relative accommodation or additional income for holiday or long term lets. The inclusion of grazing land may also offer the opportunity for riding holidays - which may require the building of stables - STPP.

The accommodation to Brookside is well proportioned and neatly presented, whilst there is some scope for improvement/modernisation, allowing prospective purchasers the opportunity to incorporate their own tastes and requirements. There is a large sitting room and an adjoining modern garden room, whilst three reception rooms have log burners. The kitchen is amply sized with oak faced cupboard units and a modern range cooker and immediately adjoining is a breakfast/dining room, which provides splendid views. There are 5 bedrooms on the first floor including 2 bath/shower rooms, the adjoining cottage (2 Brook Cottage) has been let until recently and could possibly be incorporated into the main house, if additional accommodation is required or alternatively utilised with the separate Annexe cottage (1 Brookside) for a dependant relative or holiday/long term lets as a very useful second income. Generous size gardens extend around

the house and cottages, with ample space for parking and/or garaging with stables - subject to any necessary planning consents. Immediately to the front of the driveway is a lovely brook, across which lies a small paddock. The main parcel of land lies to the rear.

THE WHOLE EXTENDS TO ABOUT 3.7 ACRES.

ACCOMMODATION

DINING HALL

4.17m x 4.06m (max) (13'8" x 13'4" (max))

With brick fireplace having log burner stove and quarry tiled hearth. Built in storage cupboard. Staircase to the first floor.

SITTING ROOM

7.77m x 4.04m (25'6" x 13'3")

With fireplace having cast iron surround, inset log burner, tiled hearth, bay window with window seat, ornamental cast iron fireplace, oak/glazed twin doors leading to:

GARDEN ROOM

5.03m x 2.59m (16'6" x 8'6")

With tiled floor, wrap around UPVC double glazed windows with twin french doors.

KITCHEN

4.19m x 3.28m (13'9" x 10'9")

With tiled floor, extensive fitted granite effect work surfaces with built in stainless steel sink unit, attractive range of oak faced base and eye level cupboards with pewter style twist handles, dual fuel (LPG gas/electric) RANGEMASTER RANGE COOKER, space and plumbing for washing machine, space for tumble dryer and up-right fridge freezer, space for dishwasher, oil fired central heating boiler.

BREAKFAST/DINING ROOM

4.11m x 3.51m (13'6" x 11'6")

With attractive wood block flooring, fireplace with log burner and quarry tiled hearth, three window aspect with lovely views over the countryside.

FIRST FLOOR LANDING

BEDROOM 1

4.11m x 3.51m (13'6" x 11'6")

With three window aspect taking advantage of the views.

BATHROOM

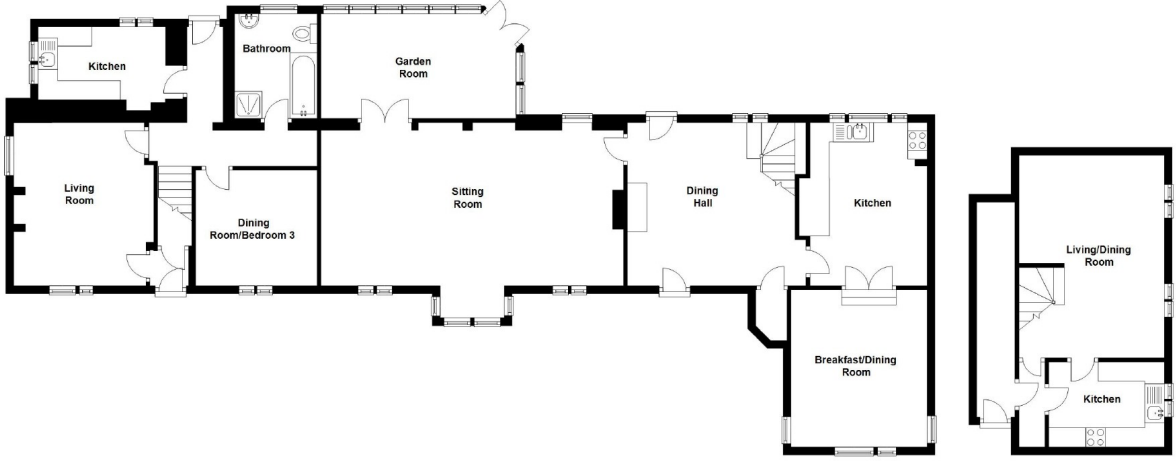
With panel bath having part tiled walls, wall mounted electric Triton shower unit with shower splash screen, pedestal wash hand basin, period style WC, part wall panelling with recess having towel rails.

BEDROOM 2

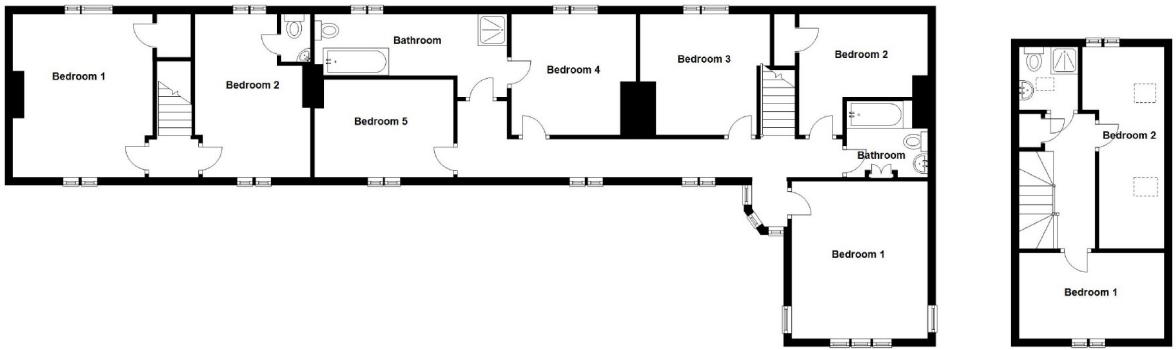


**3 Brook Cottages
(adjoining main house)**

Ground Floor
Approx. 147.1 sq. metres



First Floor
Approx. 144.7 sq. metres



Total area: approx. 291.8 sq. metres

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



3 Brook Cottages
(adjoining main
house)

3.58m x 2.13m ext.to 3.02m [11'9" x 7'0" ext.to 9'11"]

With airing cupboard containing factory insulated hot water cylinder with immersion heater and shelving. Access to loft space.

BEDROOM 3

3.35m x 3.12m [11'0" x 10'3"]

BEDROOM 4

3.20m (max) x 3.12m [10'6" (max) x 10'3"]

Connecting door to bathroom. Access to loft space.

FAMILY BATH/SHOWER ROOM

4.45m x 1.55m [14'7" x 5'1"]

With panelled bath and tiled splash, low flush WC, pedestal wash hand basin with tiled splash, corner tile shower cubicle with electric Triton shower unit.

BEDROOM 5

3.58m (max) x 2.51m [11'9" (max) x 8'3"]

3 BROOK COTTAGES (ADJOINING MAIN HOUSE)

ENTRANCE HALL

L-shaped with staircase rising to the first floor.

LIVING/SITTING ROOM

4.19m x 3.58m [13'9" x 11'9"]

With fireplace having log burner and quarry tiled hearth.

DINING ROOM/BEDROOM 3

3.12m x 2.97m [10'3" x 9'9"]

With period cast iron fireplace.

KITCHEN

2.97m x 2.36m [9'9" x 7'9"]

With modern fitted granite effect worktop and built in stainless steel sink unit, attractive range of white fascia shaker style base and eye level units, tray store, built in ELECTRIC HOB UNIT with stainless steel EXTRACTOR HOOD OVER, built in ELECTRIC LOW LEVEL OVEN, space and plumbing for washing machine, space for small breakfast table, oil fired central heating boiler.

BATHROOM

2.69m x 2.39m [8'10" x 7'10"]

With panelled bath having tiled splash, corner tile shower cubicle with the electric wall mounted Triton shower unit, pedestal wash hand basin, close coupled WC.

FIRST FLOOR LANDING

BEDROOM 1

4.19m x 3.58m [13'9" x 11'9"]

With built in airing cupboard containing factory insulated hot water cylinder and immersion heater.

BEDROOM 2

4.19m x 2.97m [13'9" x 9'9"]

WASH ROOM ENSUITE

With corner wash hand basin, close coupled WC.

1 BROOKSIDE (SEPARATE ANNEXE)

ENTRANCE HALL

SITTING/DINING ROOM

5.11m x 3.73m [16'9" x 12'3"]

(overall, measurement includes staircase)

Fitted feature ornamental fireplace with polished mock stone surround, coal effect living flame gas fire.

KITCHEN

With tile effect vinyl flooring covering, granite effect work surfaces with built in stainless steel sink unit, built in LPG GAS HOB UNIT with EXTRACTOR HOB OVER, electric built in LOW LEVEL OVEN, modern range of white faced base and eye level cupboards.

FIRST FLOOR LANDING

With access to loft space, boiler cupboard housing gas LPG (gas) central heating boiler.

BEDROOM 1

3.81m x 2.21m [12'6" x 7'3"]

BEDROOM 2

5.18m x 1.68m ext.to 2.11m [17'0" x 5'6" ext.to 6'11"]

SHOWER ROOM

With corner tile shower cubicle with wall mounted electric Triton shower unit, close coupled WC, pedestal wash hand basin.



OUTSIDE

Approached through a gated entrance onto a gravelled driveway. Parking areas with ample space for the construction of a garage - subject to planning consent.

THE GARDENS/GROUNDS

These wrap around the main house and annexe cottages, providing extensive terraced lawns to the front with pathways, a selection of shrubs and climbing roses. Adjacent to the driveway is a delightful brook, which then borders onto a small paddock. Lawns then sweep around to the rear, which are informally laid out and incorporate a selection of shrubs, flowering plants, flagged pathways and a patio area. To the one corner of the rear garden is a small area of coppice.

OUTHOUSES

A number of small stores of varying construction comprising
STONE/BRICK TILE LOG STORE - Approx.17'8' x 5'2' . External sited oil storage tank.
TIMBER/PART CORRUGATED ABESTOS SHEETED GARDEN STORE (approx. 27'8' x 10'6' ext.to 17'2') - lighting. Internal connecting door to; STORE [16'8' average x 8'11'] with lighting. BRICK AND TILE OUTHOUSE providing STORE and separate WC.

THE LAND

This is formed in two separate parcels, suitable for the grazing of general livestock/horses. One small paddock to the front of the house, bordering onto the brook having gated access from the driveway. A larger field then will be found beyond the rear, which is within a single enclosure and sloping.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale. Fitted carpets and light fittings are included in the sale price.

SERVICES

Mains water and electricity are understood to be connected. Foul drainage to a septic tank. Oil fired central heating systems to Brookside and 3 Brook Cottages. Propane gas central heating to 1 Brookside. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, Tel: 0844 448 1644 . Council Tax Band:- Brookside - Band C, 3 Brook Cottages - Band B, 1 Brookside - Band C.

RIGHTS OF WAY

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

TENURE/EPC

Freehold although purchasers must make their own enquiries via their solicitor. Brookside - G, 3 Brook Cottages - F, 1 Brookside - F .

VIEWINGS

Through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Tel: 01743 236444.

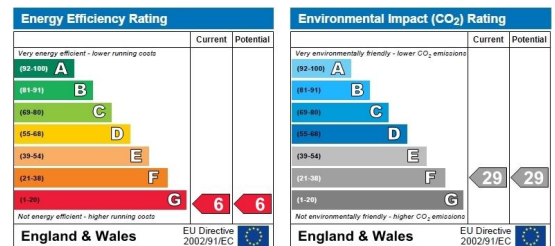
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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