



FOR SALE

Offers in the region of £285,000

The Holding, Dunns Heath, Berwick,
Shrewsbury, SY4 3HY

A charming detached country cottage requiring modernisation and refurbishment with scope to extend (STPP) with extensive gardens/grounds in a lovely rural position with easy access to Shrewsbury town centre. In all just under 1 acre.



Mileages: Bomere Heath 1.4 miles, Baschurch 4.6 miles, Shrewsbury 4.1 miles, Oswestry 16.3 miles (all distances are approximate)



- **Lovely rural position**
- **Charming detached cottage**
- **Requiring modernisation**
- **Scope to extend (STPP)**
- **Extensive gardens/grounds**
- **In all just under 1 acre**

DIRECTIONS

From Shrewsbury take the B5067 Berwick Road towards Baschurch and after about 3 miles, a turning will be seen on the right, signed Bomere Heath, take this and the driveway will be found first on the left.

SITUATION

The property is situated in a popular rural locality, in an area of unspoilt farmland. The property is conveniently placed for access to amenities at the neighbouring village of Bomere Heath, which includes a shop, post office, pub, takeaway restaurant and primary school. Alternatively Shrewsbury lies to the south and offers an excellent shopping centre, together with rail service. Access can also be gained to a number of towns and commercial centres including Telford, Oswestry and Wrexham.

DESCRIPTION

The Holding offers an exciting opportunity to acquire a mature detached country cottage, which has previously been extended, however, is in need of a comprehensive scheme of modernisation and refurbishment. There may also be scope to further extend if required, subject to any necessary planning consents required. The accommodation offers three main reception rooms with a quirky open plan arrangement. There is also a ground floor WC and a kitchen. On the first floor the three bedrooms are provided, together with a bathroom. The accommodation is partly fitted with UPVC double glazed windows and a partial oil fired central heating system served by an old Rayburn.

Outside there is a lovely sweeping circular driveway and extensive gardens, although somewhat overgrown. The gardens offer wonderful opportunities for gardening enthusiasts to create an imaginative garden and horticultural areas - please see GENERAL REMARKS.

ACCOMMODATION

PORCH

With blue quarry tiled floor.

ENTRANCE HALL

With quarry tiled floor.

CLOAKS/WC

With quarry tiled floor, pedestal wash hand basin and low flush WC. Wall cupboard.

KITCHEN

With quarry tiled floor, formica worktops with fitted sink unit, basic selection of base and eye level cupboards, oil fired Rayburn Rangecooker.

PANTRY

With quarry tiled floor, tiled cold slab and shelving.

SITTING ROOM

With briquette fireplace, steps with open plan access to:

DINING ROOM

With beamed ceiling, fireplace with quarry tiled hearth, pine wall panelling to one wall. Lobby off with understairs storage area. Open plan access and step to:

GARDEN ROOM

With wrap around UPVC/double glazed windows and french door leading out to the garden. Staircase rising to the first floor.

FAMILY ROOM

With UPVC/double glazed door leading out to the garden.

FIRST FLOOR LANDING

BEDROOM 1

With painted period cast iron fireplace, built in fitted wardrobe. Access to loft space.



3 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



BEDROOM 2

With stone clad fireplace and built in wardrobe with shelving.

BEDROOM 3

With triple window access.

BATHROOM

With panelled bath, tiled splash and wall mounted electric Triton shower unit, splash curtain and rail, low flush WC, pedestal wash hand basin, airing cupboard containing copper hot water cylinder.

OUTSIDE

Approached through a gated timber entrance onto a stoned/grassed driveway, which extends up to the house and around in a circle with a central mature shrubbery bed.

THE GARDEN

Set in extensive mature gardens, which largely extend around the cottage on three sides and provide two patio areas with stone wall edging and planting troughs. Various lawned areas extend away on split levels interspersed with a selection of specimen trees, whilst shrubs are randomly planted. Towards the borders are an extensive number of mature trees, which offer excellent privacy, together with an OLD VEGETABLE GARDEN which includes a number of fruit trees and soft fruit cane beds.

NB

It should be noted that sections of the garden are heavily overgrown. Within the garden is a Victorian style GREENHOUSE, built of brick/timber and glazed.

Set around the gardens are a selection of storage sheds (dilapidated) and a brick/timber corrugated asbestos sheeted WORKSHOP. Old timber garage.

THE WHOLE EXTENDS TO ABOUT 0.98 ACRE.

GENERAL REMARKS

JAPANESE KNOTWEED

It should be noted a small area of Japanese Knotweed has been identified, adjacent to the roadside boundary and also outside the boundary adjacent to the public highway. A specialist eradication company has investigated and a report prepared - a copy is available from the Agents. The Vendors have instructed Invasive Vegetation Management & Treatments Limited to undertake in-situ treatments, which will be covered by an insurance backed warranty - subject to conditions.

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

SERVICES

Mains water and electricity are understood to be connected. Foul drainage is to a septic tank. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, SY2 6ND. Tel: 0844 448 1644 . Council Tax Band 'E'.

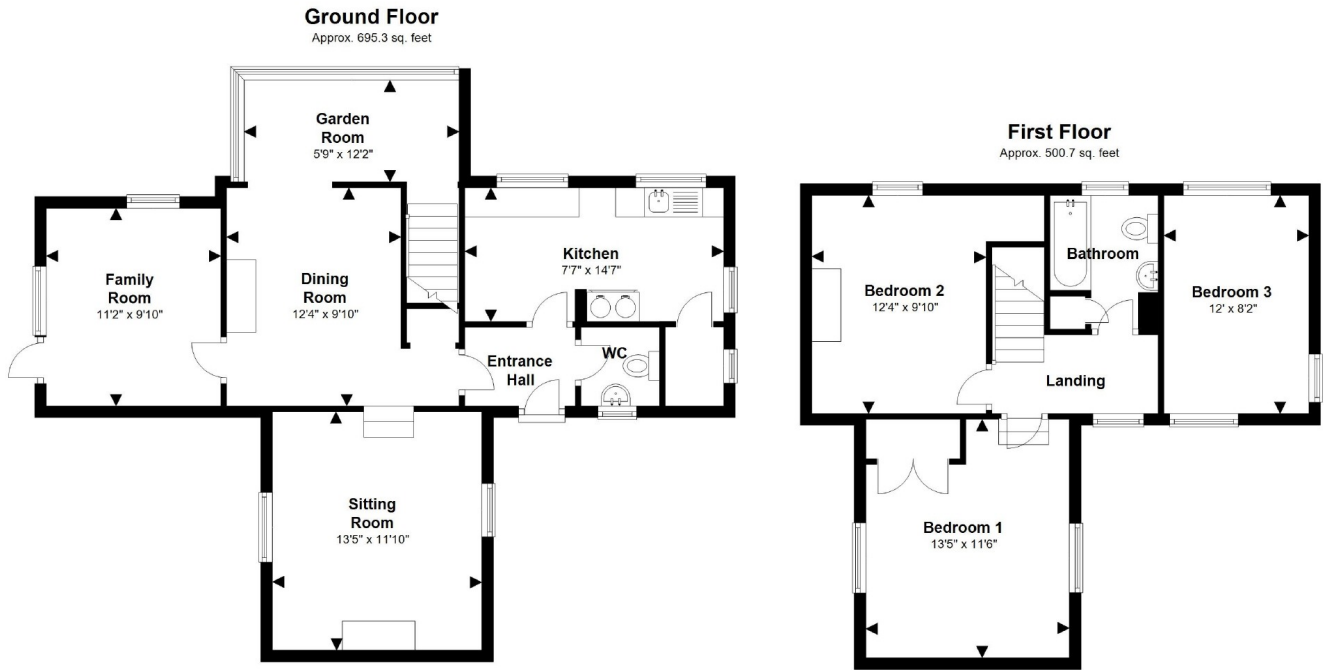
TENURE

Freehold although purchasers must make their own enquiries via their solicitor.

VIEWINGS

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

The Holding, Dunns Heath, Berwick, Shrewsbury, SY4 3HY

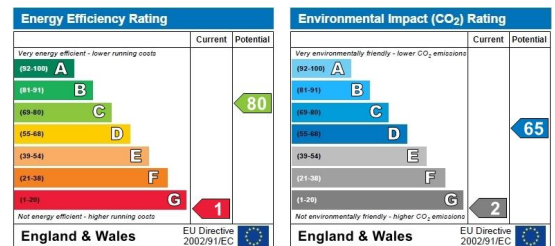


Total area: approx. 1196.0 sq. feet
 Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



01743 236444

Shrewsbury office:
 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
 E. shrewsbury@hallsgb.com



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