HOLLAND BROADBRIDGE

The Property Ombudsman

Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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HOLLAND BROADBRIDGE

The School House Wattlesborough, Halfway House, Shrewsbury, Shropshire, SY5 9EA

www.hbshrop.co.uk









Offers In The Region Of £409,995

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
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The School House Wattlesborough, Halfway House, Shrewsbury, Shropshire, SY5 9EA









Believed to date back to the 1830's, this charming and attractive former headmasters house is a property of considerable character and historical interest, offering an exceptional opportunity to restore and create a truly individual country home. Occupying a delightful rural position on the edge of Wattlesborough, the property enjoys spacious accommodation with an enormous potential for sympathetic modernisation. The property borders open farmland, affording a wonderful sense of privacy and uninterrupted views across surrounded countryside towards the dramatic landmark of the Stiperstones and Devil's Chair creating a spectacular backdrop throughout the seasons. Wattlesborough is a highly regarded rural hamlet, set amongst peaceful countryside offering a perfect blend of peace, privacy and accessibility. The area enjoys quintessential country setting while remaining with in a easy reach of the historic town centre of Shrewsbury and Welsh town of Welshpool. Residences enjoy a convenient access to nearby villages including Halfway House, Pontesbury and Minsterley, all of which provide everyday amenities, while the A458 offers straight forward connections to Shrewsbury and the Welsh borders. The property has the added benefit of being offered for sale with NO UPWARD CHAIN and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Glazed lean to, entrance hallway, cloakroom, laundry room, inner hallway, kitchen/diner, spacious lounge, rear porch, first floor landing, three bedrooms, bathroom, generous size plot having front, side and rear gardens part of which border local farmland which takes full advantage of the stunning rural aspect, large driveway, generous detached garage, extensive double-glazing, oil fired central heating. No UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

Sliding door gives access to:

Glazed lean to
15'5 x 10'4
Having glazed windows, wooden framed polycarbonated roof, glazed wooden door with glazed windows to side gives access to:

Entrance hallway
Having shelved store cupboard.

Door from entrance hallway gives access to:

Cloakroom
Having low flush WC, wall mounted wash hand basin, glazed window.

Wooden framed glazed door from entrance hallway gives access to:

Laundry room
12'4 x 7'0
Having UPVC double glazed window which offers a beautiful aspect towards local farmland, countryside and beyond, plumbing for washing machine, floor mounted oil fired central heating boiler, eye level store cupboards, radiator.

Wooden framed sliding door from laundry room gives access to:

Inner hallway
Having shelved understairs storage cupboard.

Door from inner hallway gives access to:

Lounge
24'3 x 14'0
Having UPVC double glazed window to front and rear of property, feature stone style hearth with slate effect mantle and wood burning stove, coving and two exposed timbers to ceiling.

From inner hallway wooden framed glazed door gives access to:

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Kitchen/diner
15'1 x 10'9
Having eye level and base units with built-in cupboards and drawers, feature stove, space for appliances, fitted worktops with inset sink drainer unit and mixer tap over, glass display cabinet, tiled splash surround, radiator, two UVC double glazed windows, part vinyl floor covering, coving to ceiling.

Wooden framed glazed door from kitchen/diner gives access to:

Rear porch
Having glazed windows, wooden framed glazed door giving access to rear garden.

From lounge door gives access to:

Staircase
Which rises to first floor landing having two radiators, sealed unit double glazed window.

Doors from first floor landing then give access to: Three bedrooms and bathroom.

Bedroom one
14'1 max x 11'10
Having secondary double glazed window with pleasing rural aspect, two exposed beams to ceiling, radiator, large fitted wardrobe part of which is housing the hot water tank cylinder unit.

Bedroom two
12'3 x 8'1
Having secondary double glazed window with a pleasing aspect to front, open fronted wardrobe, radiator.

Bedroom three
9'7 x 7'7 max
Having sealed unit double glazed window, radiator.

Bathroom
Having a four piece suite comprising: Tiled shower cubicle, pedestal wash hand basin, low flush WC, UPVC double glaze window with a pleasing rural aspect, radiator, tiled to walls, wall mounted pull cord electric heater.

Outside
The property is approached via a timber gate which leads to a generous stoned driveway providing ample off street parking for a number of vehicles. To the right hand-side of the driveway there is a lawn garden area with mature hedging and shrubs and timber garden shed. From the driveway access is given to:

Large garage
20'7 x 101'11
Having electrically operated door (in need of repair), glazed windows to side, service door to rear. Behind the garage there is a paved area with timber framed polycarbonate pergola with wrought iron pedestrian gate leading to a side garden area which takes full advantage of the stunning rural aspect.

Side garden area
Comprises: Paved pathway/patio area, outside cold tap, shrubs and bushes.

Paved pathway then leads to the property's:

Rear gardens
Which comprises: paved patio, lawn garden, glazed greenhouse, timber garden shed, mature shrubs, plants and bushes. The rear garden partially border the local farmland which takes full advantage to the stunning aspect.

Directions
Head out of Shrewsbury on the A458 and upon reaching the 50MPH sign for Wattlesborough continue for 0.3 of a mile and turn left and the property occupies a tucked away position overlooking a local farmland and countryside.

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Services
Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND

Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



Total area: approx. 144.2 sq. metres (1552.1 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
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Plan produced using PlanUp.