

## FLOOR PLAN- FOR IDENTIFICATION ONLY (NOT TO SCALE)



**Directions:** From Shrewsbury head South-West on the A488 Bishops Castle road for approximately 10 miles to the village of Minsterley. Bear left at the mini-roundabout, continuing on the A488. Continue past the Plox Green crossroads and head up the Hope Valley. After passing Minsterley Vans on the right-hand side continue for another mile before turning right after the stone bus shelter. Continue up the bank, forking left, signposted Bromlow, carry straight on at the crossroads. Continue down the other side for approximately half a mile and the cottage will be seen on the left-hand side of the lane, well before reaching the public house and is indicated by a For Sale board.

### Thinking of selling or letting your property?

Contact us now for **free** pre-selling advice or to arrange your **free**, no obligation market valuation

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Roger Parry & Partners

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## Vine Cottage, Bromlow, Near Minsterley, Shrewsbury, SY5 0EA

No Chain

Offers in the region of £385,000

A magnificently appointed, extremely spacious, fully modernised and renovated four bedroom detached family house set in 0.84 acres or thereabouts enjoying outstanding panoramic views and having the benefit of oil-fired central heating, oak doors throughout, uPVC double glazing, on-site parking for numerous vehicles, garden area and sloping paddock.

The property occupies a very pleasant rural position enjoying delightful views over open countryside towards the wooded hills and Long Mountain in the distance and being about 15 miles south west of the county town of Shrewsbury, also easily accessible to Welshpool and Bishops Castle. The surrounding villages of Brockton, Worthen and Minsterley provide a range of local amenities including shops, doctors surgery, pubs, schools etc.

The property was originally a cottage dating back approximately 200 years and has recently undergone a comprehensive program of modernisation and extension to provide this stunning property which is worthy of a full inspection and having excellent modern bright accommodation to the latest standards and high specification. It briefly comprises: covered entrance, large split level reception hall, living room, family room, large impressive kitchen/dining room, large utility room and ground floor WC. On the first floor is a large landing off which there are four good sized bedrooms (one having en-suite shower room), small study located between the landing/ bedroom two and large family bathroom.



Important notice to all prospective purchasers - Property Misrepresentations Act 1991  
Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts.  
All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view. Roger Parry & Partners for themselves, and the vendor of this property whose agents they are, give notice that these particulars do not constitute in any part an offer or contract. All statements herein are made without responsibility on the part of Roger Parry & Partners, or the vendor, and must not be relied upon as a statement or representative of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.

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**ACCOMMODATION COMPRISING:**  
**(All measurements are approximate)**

Outside coach style lighting points and uPVC front door providing access into:

**UTILITY ROOM 15'6 x 5'6 (4.72m x 1.68m)**

With ceramic tiled flooring, wood effect laminate work surfaces with tiled splash and inset vitreous enamel white inset single drainer sink unit with chromium style mixer taps, shaker style under cupboards and space and plumbing for automatic washing machine, radiator and double doors providing access into extremely large airing cupboard housing Warmflow fully automatic oil fired combination central heating boiler which heats the domestic hot water and supplies the radiators together with slatted shelving.



**GF CLOAKS/WC**

With matching ceramic tiled flooring, white suite, low level WC, wall mounted hand basin with mixer taps, extractor, chromium style ladder towel rail/radiator and opaque uPVC window.



**SUPERB FARMHOUSE STYLE KITCHEN/DINING ROOM 18'0 x 15'0 (5.49m x 4.57m)**

With matching ceramic tiled floor, three uPVC double glazed windows making this a lovely light room and enjoying the most superb panoramic views over the surrounding fields to the wooded hills beyond. Double radiator and extensive ranges of oak work surfaces having inset vitreous enamel white single drainer bowl and quarter sink unit with chromium style mixer taps, extensive tiled splash areas and extensive ranges of cream coloured shaker style under cupboards and drawers incorporating built-in wine rack, built-in dishwasher, built-in refrigerator and freezer, integrated cupboard with bin, built-in Neue brushed steel electric double oven with matching microwave above with further cupboard and drawer, ranges of matching eye level wall cupboards and inset Neue four ring touch control ceramic hob unit and brushed steel extractor canopy above, ten LED downlighters and TV aerial connection.



**INNER RECEPTION HALL 24'6 x 5'10 (7.47m x 1.78m)**

With uPVC door to rear, matching ceramic tiled floor to half of the hall with door enclosing good size under stairs storage cupboard and the other half of the reception hall is attractive wood effect laminate floor covering, two uPVC double glazed windows, double radiator.

**DELIGHTFUL LIVING ROOM 23'3 x 9'7 (7.09m x 2.92m)**

Having attractive engineered oak strip flooring, exposed ceiling timbers and beams, two double radiators, two uPVC double glazed windows with delightful rural views, TV aerial connection and to one end of the room is a feature large natural stone chimney breast with raised slate hearth and fitted Villager wood burner.



**GOOD SIZED FAMILY ROOM 16'7 x 10'0 (5.05m x 3.05m)**

Also having engineered oak strip flooring, two uPVC double glazed windows with lovely countryside views and double radiator.



From the reception hall a staircase with attractive banister ascends to the:

**NATURALLY LIT FIRST FLOOR LANDING**

With uPVC double glazed windows with double radiator beneath and doors providing access through to:

**BEDROOM ONE 18'0 x 13'3 (5.49m x 4.04m)**

With uPVC double glazed window to the front with double radiator beneath and to one side a full height wide uPVC window providing the most magnificent panoramic country views over the gardens

and fields beyond towards the Long Mountain. Hatch providing access to roof space, TV aerial connection and door leading through to:



**EN-SUITE CONTEMPORARY SHOWER ROOM**

With wood effect ceramic tiled flooring, three piece white suite comprising: walk-in fully tiled corner shower cubicle with curved sliding doors, chromium style mixer units, riser rail and head, wall mounted hand basin on period style chromium stand, low level WC, chromium style towel rail with period integrated radiator, double glazed roof light, extractor, two down-lighters and further textured tiling to one wall.



**BEDROOM TWO 16'6 x 9'7 (5.03m x 2.92m)**

With TV aerial connection, double radiator, hatch to roof void and two uPVC double glazed windows.

**SMALL STUDY 8'6 x 6'0 (2.59m x 1.83m)**

Having double radiator, telephone point, uPVC double glazed window and hatch to roof void. NB: This room is located between bedroom two and the landing and can be accessed from both rooms.



**BEDROOM THREE 11'0 x 9'10 (3.35m x 3.00m)**

With double radiator, uPVC double glazed window with views and TV aerial connection point.

**BEDROOM FOUR 12'1 x 9'6 (3.68m x 2.90m)**

With radiator and uPVC double glazed window.

**LUXURY FAMILY BATHROOM**

With wood effect ceramic tiled flooring and luxury four piece white suite comprising: double ended claw feet bath with chromium style mixer taps and shower attachment, tiled splash areas, fully tiled corner walk-in shower with curved sliding doors and chromium style mixer taps with waterfall style shower head above, wall mounted hand basin on period style chromium stand, low level WC, heated chromium ladder radiator, double glazed roof light. Two down-lighters and extractor fan.



**OUTSIDE**

The property is set back from the council maintained lane with a full length gravelled pathway to the front of the property with wooden wicket fencing and gravelled parking areas are located to either side of the property which can accommodate two vehicles to either side and there is further parking to the rear of the property accessed from a side driveway. Surrounding the two parking areas is natural stone walling with outside lighting points, outside water tap and to one side steps ascend to a good sized paved patio area/sun terrace with gravelled pathways extending further up the newly seeded lawned area which is bounded by established hedging. These areas enjoy the most beautiful panoramic countryside views to the Long Mountain in the distance.

**REAR GARDENS**

A paved pathway extends around to the rear of the property with oil fuel storage tank, natural stone walling and steps lead up to paddock area which is split level and has been left for the eventual purchaser to terrace or grade if required. Block built and timber clad store shed and to one end of the paddock where there was originally a former cottage which is no longer on site, there is a separate vehicular access adjacent to a corrugated iron store to one side of the higher-level paddock. Further area between the house and the sloping paddock which could be used for parking and hard-standing for numerous vehicles if required. The whole is bounded by a variety of fencing and hedging and amounts in all to approximately 0.84 of an acre or thereabouts.

To the left hand side of the property is the other stoned parking area with natural stone walling and paved pathway extending past the side and the rear of the property with natural stone retaining wall, outside lighting point and extending to a covered matching rear porch with uPVC door to the ground floor.

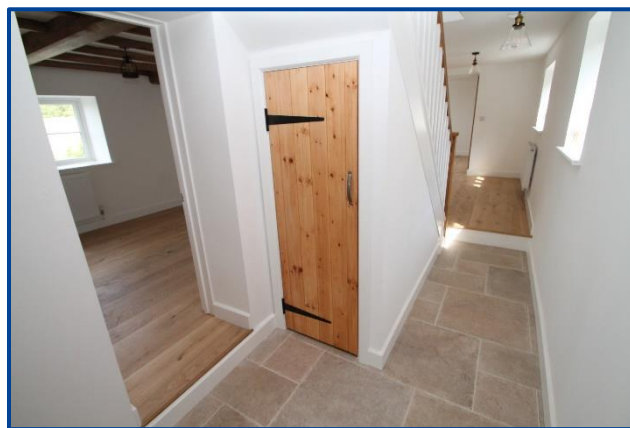
**EPC Rating: TBC**

For a full copy of the Energy Performance Certificate please contact agent.

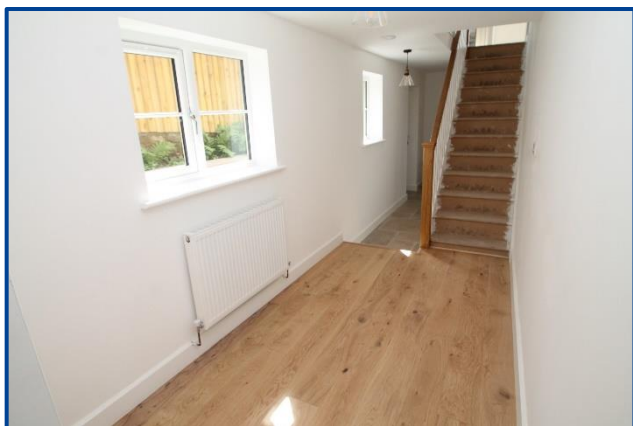




**Dining Area**



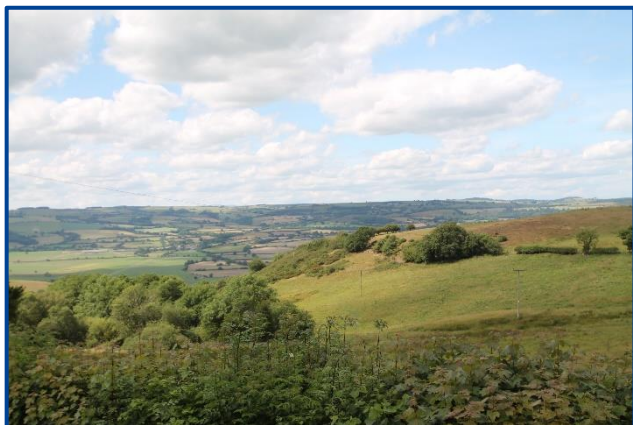
**Inner Hallway**



**Inner Hallway**



**Bedroom Two**



**View from Property**



**View of the Property from Garden**



**Paddock Area**



**Gardens**