



FOR SALE

Guide price £665,000

Underhill House, Pulverbatch, Shrewsbury, SY5 8DH

A handsome and imposing 17th Century Grade II Listed detached country house, providing beautifully presented period accommodation with planning permission to extend and generous size gardens, adjoining farmland in a lovely secluded position with stunning views across the Shropshire Plain. In all about 1 acre.



Mileages: Pulverbatch Village 1.2 Miles, Shrewsbury 9.9 miles, Bishops Castle 13.6 miles, Telford 23.1 miles, Oswestry 25.4 miles (all distances approximate)



- **Grade II Listed country house**
- **Stunning 3 storey accommodation**
- **6 beds, 4 bath/shower rooms**
- **Living area approx 2966 sq.ft**
- **Generous gardens & small coppice**
- **Wonderful views**

DIRECTIONS

From Shrewsbury proceed south west through Longden and then on reaching Pulverbatch, proceed past the White Horse Pub and down the hill, at the bottom turn left for Picklescott and after a short distance turn right up a "no through road". This is a SINGLE TRACK tarmac lane, which leads through to a farm. Continue onto a stoned track, past a cottage on the left and into a wooded area, take the first turning right onto the property.

SITUATION

The property offers a lovely secluded position, sitting on the shoulder of the Longmynd with its spectacular unspoilt countryside offering some wonderful walks. The property itself adjoins open farmland, which rises away from the rear, whilst to the front there are some panoramic views down to the Shropshire plain and across to the Wrekin in the distance. The nearby village of Pulverbatch is just over a mile away and offers a popular pub. Shrewsbury is readily accessible and offers a cosmopolitan town centre, including an excellent range of shops, international cuisine, theatre, cinemas and a rail service providing connections to Manchester Piccadilly, Wolverhampton, Birmingham, London and Cardiff.

DESCRIPTION

Underhill House is a striking Grade II Listed detached country house, believed to date back to the 17th Century. The house is timber framed and originally formed part of Underhill Hall.

The accommodation is beautifully presented and boasts a wealth of fine period features, including half timbered and stoned elevations, internal exposed oak wall and ceiling beams, oak internal doors with bespoke furniture, decorative detail to the oak staircase, whilst the accommodation is tastefully presented throughout and enjoys a high standard of appointment to the kitchen fittings, which include an Aga cooker and the selection of attractively fitted bath/shower rooms. The layout offers a degree of versatility, particularly to the second floor, which could be utilised as a suite for a dependent relative or teenagers looking for their own "pad". Additionally the property was granted planning consent in 2017 to extend off the current living room to provide a 37' extension, Planning Ref No 616/05415/FUL and 17/04683/DIS.

Outside the property enjoys lovely gardens, which surround the house and include an area of coppice, with more formal gardens to the flank and rear.

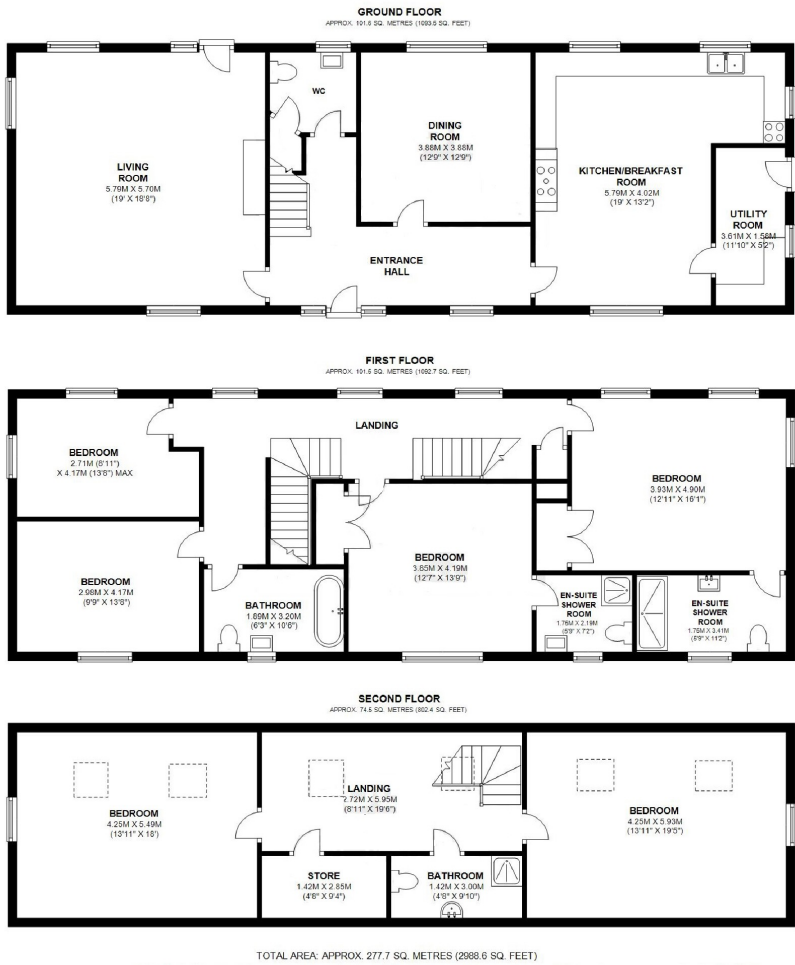
ACCOMMODATION

RECEPTION HALL

With oak flooring, exposed oak beams, oak staircase with decorative oak work rising to the first floor.

GUEST CLOAKS/WC

With close coupled WC, wash hand basin, access to understairs store.



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.



2 Reception
Room/s



6 Bedroom/s



4 Bath/Shower
Room/s



LIVING ROOM

With oak flooring, exposed oak beams, splendid brick INGLENOOK FIREPLACE with quarry tiled hearth and contemporary Stovey WOOD BURNER, four window aspect, french door leading out to the rear.

DINING ROOM

With exposed oak beams.

KITCHEN/BREAKFAST ROOM

With tiled floor, attractively fitted out with QUARTZ GRANITE WORKTOP with upstand, built in twin bowl Belfast sink, extensive range of cream faced shaker style base and eye level units, under unit lighting, INTEGRATED DISHWASHER, built in electric BOSCH CERAMIC HOB UNIT, glazed internally lit display cabinet, built in WINE COOLER, housing with plumbing for American style fridge freezer, brick inglenook incorporating burgandy TWO OVEN AGA COOKER.

UTILITY ROOM

With tiled floor, work top with built in sink unit, matching base and eye level units, space and plumbing for washing machine, oil fired central heating boiler, external entrance door.

FIRST FLOOR LANDING

With ceiling downlighters, built in airing cupboard containing insulated hot water cylinder and immersion heater, built in range of linen storage cupboards under stairs.

BEDROOM 2

With part exposed oak beams, built in double wardrobe with storage over



EN-SUITE SHOWER ROOM

With corner tiled shower cubicle having direct feed shower unit, close couple WC, pedestal wash hand basin and splash.

BEDROOM 1

With built in double wardrobe, triple window aspect providing stunning views over the Shropshire plain.

EN-SUITE SHOWER ROOM

Walk in tiled shower with direct feed shower unit, pedestal wash hand basin, mirrored cabinet, close coupled WC, ceiling downlighters.

BEDROOM 3

With dual window aspect over the gardens and towards the Shropshire plain.

BEDROOM 4

With view over the front driveway and farmland beyond.

FAMILY BATHROOM

With attractive roll top bath having claw feet, chrome mixer tap and shower attachment, shower ring and curtain over, pedestal wash hand basin, close coupled WC, tiled walls.

From the first floor landing a beautiful rustic oak staircase rises to:

SECOND FLOOR LANDING

Spaciously proportioned with display/seating area and two double glazed roof lights, exposed oak wall beam, walk in storage cupboard.

BEDROOM 5



With access to eaves storage space, exposed oak beams, access to roof space, three window aspect including roof lights providing views over the garden and across to the Shropshire plain.

SHOWER ROOM

With tiled shower having electric shower unit, pedestal wash hand basin, close coupled WC.

BEDROOM 6/STUDIO SITTING ROOM

With access to eaves storage space, exposed oak beams, access to roof space, three window aspect including roof lights providing views over the garden and across to the Shropshire plain.

OUTSIDE

Approached off a shared stoned track serving four properties (Right of Way), which then leads onto the property with a sweeping stoned driveway and turning area, with space for a triple framed carport (estimated £8,500).

THE GARDENS

These sweep around the house predominantly on three sides. To the front adjacent to the driveway is a lovely grassed COPPICE AREA which incorporates a flagged BBQ PATIO AREA, which overlooks farmland to the rear. On the opposite site of the driveway is an expanse of flowering plants and shrubs within a terraced bed. A further lawn

then extends across the end of the house with a winding pathway to a TIMBER SHED. Adjacent to the house is a gravelled seating area with wicket gate. To the rear is a gravelled terrace fronted by an ornamental hedgerow. Central steps lead down to the main lawn, set around this area are a host of specimen shrubs and trees. Stone built GARDEN STORE. Selection of TIMBER/FELT STORE SHEDS.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale. Fitted carpets as laid are included.

SERVICES

Mains electricity. Foul drainage to a septic tank. Private water supply. Oil fired central heating system. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, Tel: 0844 448 1644.Tax Band 'G'

TENURE

Freehold, purchasers must verify via their solicitor.

VIEWINGS

Halls, 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

Halls¹⁸⁴⁵

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