

FOR SALE

Offers in the region of £395,000

Westcott Birches, Westcott Bank, Habberley, Pontesbury,
Shrewsbury, Shropshire, SY5 0SQ

A deceptively spacious and most appealing mature detached bungalow, set with beautiful established woodland gardens providing stunning views in a secluded and most scenic position.



Mileages: Shrewsbury 10.7 miles and Telford 25 miles, All mileages are approximate.



- **Mature detached bungalow**
- **Deceptively spacious**
- **Beautiful established gardens**
- **Woodland**
- **Stunning views**
- **Secluded scenic position**

DIRECTIONS

From Shrewsbury take the A488 south west to Pontesbury and after the Nags Head pub take the left turn onto Bogey Lane. Continue along taking the left turn by the primary school and at the next junction turn left for Habberley. Follow this lane for about 2 miles into the village and take the second turning right signed Westcott/Bridges. Follow this road for approximately 1.5 miles going past the Huglith Forest entrance. As the road starts to wind and climb you will notice a metal gate directly ahead which provides access to the property and is identified by a Halls 'For Sale' board. Continue along the track which will lead to the property.

SITUATION

The property is situated in a stunning and most natural rural environment, providing fantastic idyllic views up the Gatten Valley towards the Stiperstones and Devil's Chair in the distance. The property is beautifully positioned and whilst secluded is still well accessible. The village of Habberley is about 1.5 miles away and offers a church, village hall and popular public house. Further amenities can be found at Pontesbury including a basic selection of shops, schools and general amenities together with a doctors surgery. The county town of Shrewsbury with its historical centre offers a comprehensive range of facilities and amenities including an excellent shopping centre and rail service.

DESCRIPTION

Westcott Birches is an individual and highly desirable mature detached bungalow, set in an unspoilt idyllic rural position. Originally built for the manager of the old disused Huglith mine, the bungalow currently offers deceptively spacious accommodation. The bungalow has two traditional reception rooms, together with a garden room, all three of which have picture windows providing a fantastic outlook over the gardens and countryside beyond. There is a separate kitchen, three double bedrooms, one of which benefits from an en-suite shower room whilst the remaining two are served by the main bathroom. Outside, the

property is positioned in stunning, unspoilt hill side gardens offering fantastic far reaching views of this delightful open countryside.

ACCOMMODATION

A part glazed entrance door leads into:

RECEPTION

With tiled floor. Large picture windows overlooking the gardens. Further panelled glazed door into:

RECEPTION HALL

With tiled floor. Archways off and to:

DINING ROOM

With exposed pine boarded flooring. Picture rail. Period style fireplace with tiled hearth and open grate. Window with fantastic views over gardens and fields with the Devil's Chair in the distance.

LIVING ROOM

With picture rail. Windows with panoramic views. Tiled fireplace with open fire. Part glazed door to:

GARDEN ROOM

With tiled floor, providing wrap around large picture windows with fantastic views. Built in double storage cupboard and part glazed access door to outside.

KITCHEN

With tile effect flooring. Providing extensive fitted work tops incorporating stainless steel sink unit and drainer with storage cupboards under and mixer tap over. Part tiled walls and tiled splash. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space and connection for electric cooker. Further fitted tiled work surface with storage shelving under. Worcester oil fired central heating boiler system.

BEDROOM 1

With built in double wardrobe and storage drawer under. Dual aspect windows.

BEDROOM 2

With ornamental period fireplace. Picture rail. Door to:



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



EN-SUITE SHOWER ROOM

Providing a coloured suite comprising low level WC, pedestal wash hand basin and shower cubicle with mains fed shower.

BEDROOM 3

With picture rail. Ornamental period fireplace. Window with attractive aspect.

BATHROOM

With tile effect flooring providing a white suite comprising a low level WC, wash hand basin set in vanity unit with storage cupboards under, panelled bath and part tiled walls.

OUTSIDE

The property is approached via a right of way through one field which gives access to the property. The property is accessed through a timber gate leading onto a gravelled driveway and path which provides parking for numerous vehicles and leads to a detached garage.

GARAGE

Constructed of asbestos cement sheeting with a corrugated asbestos cement roof. Power and light points.

THE GARDENS

The property is set in truly delightful and beautiful established gardens. To the eastern side of the property is a woodland walk which meanders through a number of established and mature trees and plants including silver birches, oaks, rhododendrons and azaleas. The woodland is elevated to the side of the property offering some fantastic private seating areas to allow full appreciation of the countryside views towards East Ridge and Lord's Hill. Set in the bank is a useful former WASH HOUSE and COLD STORE now used as a WORKSHOP and UTILITY. To the rear of the property, there are two useful timber and felt storage sheds, a covered log store and further established areas of woodland. Looking towards the west, the gardens offer raised vegetable borders, lawned pathways, together with flagged steps which wind their way through a beautiful mature range of established shrubs and trees. A central and most attractive feature is a former stone copper mine chimney which is surrounded by climbing plants. To the south west

corner is a truly idyllic and picturesque lawned seating area providing fantastic views up the Gatten Valley towards the Polith, sweeping round past the Stiperstones and Devil's Chair over to East Ridge, Lord's Hill and The Hollies. There is a large cedar framed greenhouse. This section of garden has the added benefit of a vehicular right of way and gated entrance. Concealed in the north west corner of the garden is a useful FORMER SMITHY created mostly of stone and now offering a useful workshop area.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

RIGHTS OF WAY/WAYLEAVES

The property will be sold subject to wayleaves, easements, public or private rights of way, covenants and all outgoing whether mentioned in these particulars or not.

SERVICES

Mains electricity is understood to be connected. Water is from a private water supply. Drainage is to a septic tank. Oil fired central heating. None of these services have been tested.

LOCAL AUTHORITY

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

TENURE

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

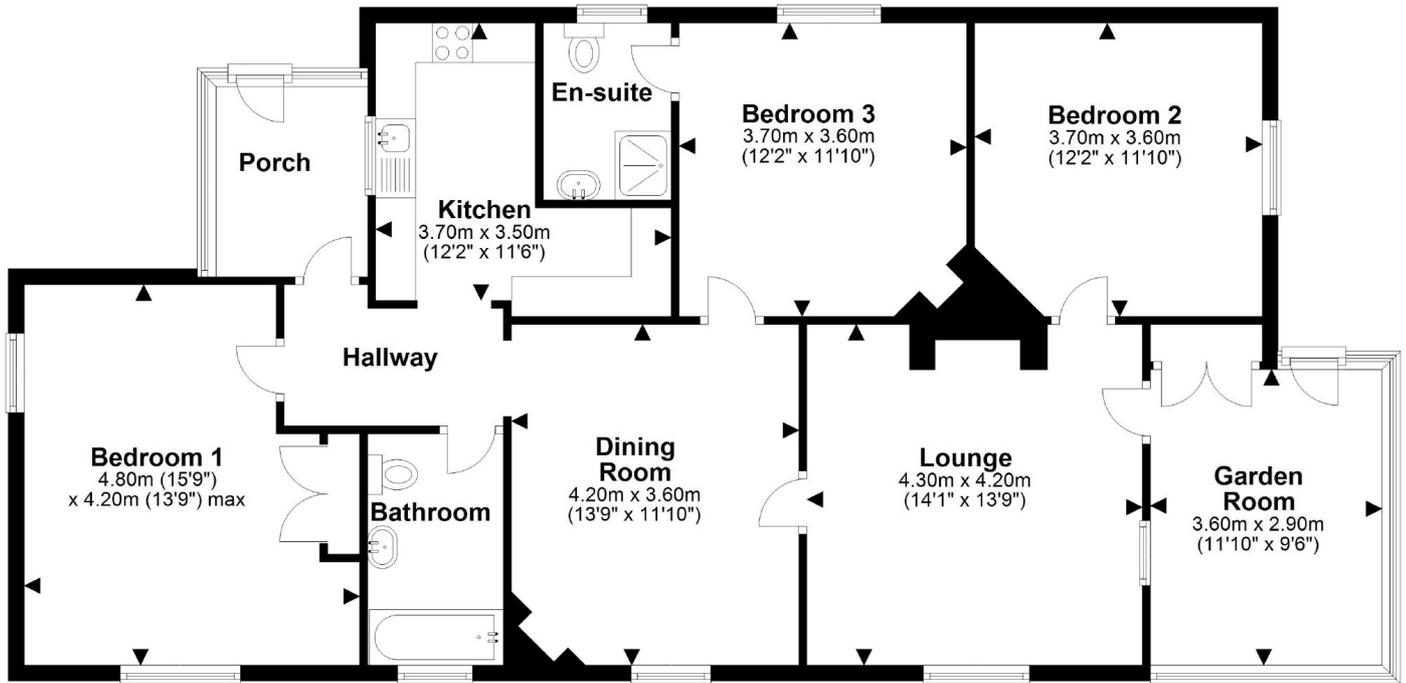
VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. E: shrewsbury@hallsgb.com

Westcott Birches, Westcott Bank, Habberley, Pontesbury, Shrewsbury,

Ground Floor

Approx. 123.4 sq. metres (1328.3 sq. feet)



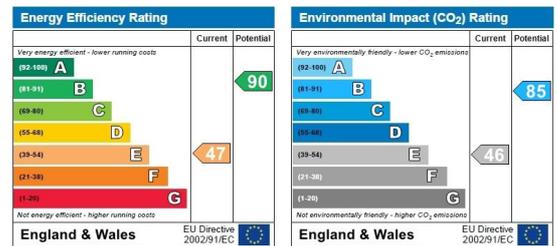
Total area: approx. 123.4 sq. metres (1328.3 sq. feet)

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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