



FOR SALE

Offers in the region of £469,000

Kinton Grange, Kinton,
Nesscliffe, SY4 1AZ

A most attractive double fronted detached country residence providing spacious and versatile accommodation including a two bedroomed annex set with double garage and generous gardens benefitting from magnificent rural views.



Mileages: Shrewsbury Town Centre 9.6 miles, Oswestry 9.3 miles and Telford 25.1 miles. All mileages are approximate.



- **Double fronted detached residence**
- **Spacious accommodation**
- **2 Bed Annex**
- **Double garage**
- **Generous gardens**
- **Rural views**

DIRECTIONS

From Shrewsbury, proceed north along the A5 and turn off at the first roundabout junction for Nesscliffe, continue for a short distance taking the first left turn at the crossroads heading towards Wilcott and Pentre. Follow this road over the by-pass taking the first available right turn signposted Kinton. Take the next right and follow along this country lane for approximately half a mile and the property will be found on the right hand side clearly identified by a Halls For Sale board.

SITUATION

The property is situated in a particularly appealing village, approximately equidistant between Shrewsbury and Oswestry. The village is surrounded by open countryside and offers some lovely walks. Local amenities can be found at Nesscliffe, including a garage/shop, pub/restaurant and primary school. A comprehensive range of amenities can be found at either Shrewsbury or Oswestry, whilst the county town has an excellent shopping centre, together with social and leisure facilities and a rail service. There are a good selection of private and state schools in the area and commuters will find easy access to the A5 linking north and south/east to a number of commercial centres.

DESCRIPTION

Kinton Grange is a most desirable double fronted country residence which provides deceptively spacious and versatile accommodation. The ground floor offers two traditional reception rooms each with bay windows and

fireplaces, the living room also has some attractive exposed sandstone walling. The kitchen is fitted with a range of units and leads through to a playroom with office off. Accessed off the reception hall are steps which lead down to the converted cellar which could be utilised for many purposes and is currently a games room. To the first floor there are three double bedrooms. The master bedroom has an en-suite shower room, the remaining two are served by the family bathroom. The annex can either be accessed by an internal door from the study (currently blocked) or if preferred by its own external entrance door. The annex offers a generous living room, kitchen diner, two first floor bedrooms and a bathroom. Outside, there is a large amount of driveway parking with space for numerous vehicles and will please those who may wish for space for a boat or caravan. The driveway leads to the double garage which has power and light. The gardens, comprise of flowing lawns to the side and rear flanked by established well stocked borders. Adjoining one side of the property is an extensive flagged sun terrace with timber pergola and outdoor cooking area. To the rear of the garage is a further section of lawn which also provides some raised beds. Purchasers will be pleased to note that the front of the property has a magnificent aspect over open fields and out towards the Breidden and Welsh Hills.

ACCOMMODATION

A panelled part glazed oak entrance door leads into:

RECEPTION HALL

With parquet flooring, staircase to first floor, beamed ceiling. Door and carpeted staircase lead down to the Cellar. Doors off and to:

LIVING ROOM

With oak boarded flooring, attractive exposed sandstone walling, fireplace with MORSO log burning stove, bay window with views towards the Breidden Hills. Exposed wall timbers.



5 Reception
Room/s



5 Bedroom/s



3 Bath/Shower
Room/s



DINING ROOM

With exposed parquet flooring. Attractive appealing stone fireplace with STOVAX log burning stove. Beamed ceiling. Bay window with delightful views.

BREAKFAST KITCHEN

With tiled floor providing a matching range of eye and base level units comprising of cupboards and drawers with work surface over and incorporating a one and a half bowl sink unit and drainer with mixer tap. Eye level glass fronted display cabinets. RANGEMASTER cooker with electric double oven and grill, with warming drawer and 5 ring induction hob with additional hot plate. Part tiled walls. Beams to ceiling. Space and plumbing for dishwasher. Door to:

REAR ENTRANCE HALL

With tiled floor. Fitted storage cupboard, Part glazed panelled stable door. Doorway to:

UTILITY

With tiled floor. Providing a fitted worktop with stainless steel sink unit and drainer and mixer tap. Space and plumbing for washing machine. Space for fridge freezer. Built in storage cupboard housing the hot water cylinder. Door to:

GUEST WC

With tiled floor and providing a white suite comprising low level WC, pedestal wash hand basin, part tiled walls and tiled splash. Worcester oil fired central heating boiler.

MORNING ROOM

With vaulted ceiling. Twin glazed UPVC access doors onto sun terrace and door to:



OFFICE

With vaulted ceiling. From the office there is an interconnecting door to the adjoining Annex.

CELLAR

Accessed off Reception Hall. With tiled floor and extractor fan.

FIRST FLOOR LANDING

With access to loft space. Doors off and to:

BEDROOM 1

With exposed wall timbers, Built in wardrobes. Windows with far reaching panoramic views. Door to:

EN-SUITE SHOWER ROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and shower cubicle with mains fed shower with rainwater style head. Wall mounted heated towel rail.

BEDROOM 2

With delightful views. Original period fireplace. Built in wardrobe.

BEDROOM 3

BATHROOM

With tiled floor. Providing a white suite comprising low level WC, bidet, tiled panelled bath with mains fed shower over. 'His' and 'Hers' wash hand basins set in vanity unit with storage cupboards under. Further fitted storage cupboards. Fully tiled walls. Heated towel rail.

ADJOINING ANNEX

Kinton Grange, Kinton, Nesscliffe, SY4 1AZ

LIVING ROOM

Adjoining door to main house. Twin glazed French doors.

KITCHEN DINER

Providing a range of eye and base level units. Comprising of cupboards and drawers with work surface over and incorporating a one and a half bowl sink unit and drainer with mixer tap. Integral electric cooker with 4 ring hob. Space for fridge. Panelled part glazed door to side. Staircase to first floor.

FIRST FLOOR LANDING

With doors off and to:

BEDROOM 1

Dual aspect windows.

BEDROOM 2

With Velux roof light.

BATHROOM

Providing a white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under. Panelled bath with mains fed shower over. Part tiled walls. Heated towel rail.

OUTSIDE

The property is initially approached over a part shared driveway which then extends to a large gravelled parking area offering space for numerous vehicles and storage for a caravan or boat, also providing vehicular access to the detached double garage and pedestrian access to the main house. There is an additional front access, with timber gates leading onto a side gravelled driveway which extends around to the rear and double garage.

DOUBLE GARAGE

7.52m x 6.81m (24'8 x 22'4)

With two sets of twin panelled entrance doors, power and light points. Potential eaves storage area. Covered log store to rear. External cold water tap.

THE GARDENS

Adjoining the side of the property is an extensive flagged sun terrace and BBQ/outdoor cooking area offering a fantastic entertaining space with timber pergola over and hot tub. External shower point. Steps then rise to a generous section of lawn with established well stocked herbaceous beds and borders. The lawn offers fantastic views to the front over the Breidden Hills. Adjoining the Annex is a continuation of the flagged patio and this extends around the property offering a further seating area. External cold water tap. Positioned behind the double garage is a useful lawn with raised beds.

GENERAL REMARKS**FIXTURES AND FITTINGS**

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

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

VIEWINGS

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

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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



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