



FOR SALE

Offers in the region of £675,000

Greenfield House, Hopton,
Nesscliffe, Nr Shrewsbury, SY4 1DH

A superbly situated and deceptively spacious detached country house appointed to a high standard with lovely gardens, pasture paddocks and stable block, extending, in all, to just under 2.5 acres, in a super unspoilt rural setting, yet with easy access to the A5 and Shrewsbury.



Oswestry (9 miles), Shrewsbury (11 miles), Telford (25 miles)
(All distances are approximate)



- Detached country house
- Well presented accommodation
- Gardens & orchard
- Stabling & land
- Ext., in all, to just under 2.5 ac
- Rural yet convenient location

DESCRIPTION

Halls are delighted with instructions to offer Greenfield House, Hopton, near Nesscliffe, for sale by private treaty.

Greenfield House is a superbly situated and deceptively spacious detached country house appointed to a high standard with lovely gardens, pasture paddocks and stable block, extending, in all, to just under 2.5 acres, in a super unspoilt rural setting, yet with easy access to the A5 and Shrewsbury.

The extensive and versatile internal accommodation includes, on the ground floor, a Reception Hall, Garden Room, Lounge, Dining Room, Cloakroom, Kitchen/Breakfast Room with Cooking Area, Utility Room and Rear Entrance Hall, together with five first floor Bedrooms (Master Suite with Ensuite Shower Room) and a Family Bathroom. The property has the benefit of an oil fired central heating system, double glazed windows throughout and is presented for sale with the fitted carpets included in the purchase price.

Outside, there is a patio terrace to the rear of the house, making a lovely setting for outside dining/entertaining etc., and a super front lawn/orchard area with a number of fruit trees.

The equestrian facilities are particularly worthy of note and include an excellent stable block with three loose boxes and adjacent open fronted garage space, complimented further by the two pasture paddocks which are ideal for the grazing of all kinds of livestock, particularly horses.

The sale of Greenfield House provides a very unusual and rare opportunity to purchase a substantial and attractively appointed five bedroom detached country house with lovely gardens, excellent stable block and land, in this super unspoilt rural setting. A viewing of this property is highly recommended.

SITUATION

In the heart of the North Shropshire countryside, Greenfield House is situated down a private drive, set back approximately 50m from the road in the hamlet of Hopton, approximately 1 mile from the village of Nesscliffe, providing a good range of local amenities including a public house/restaurant, shop/Post Office, petrol station and the popular St Andrews C of E Primary School, and is in the catchment area for the highly recommended Corbet Secondary School in Baschurch. Whilst enjoying this peaceful rural location, the property is conveniently situated, for access to the A5, providing easy access north and south. The centres of Oswestry (9 miles) and Shrewsbury (11 miles) both provide an excellent range of local shopping, recreational and educational facilities. In addition, the A5 provides excellent access to the larger centres of Birmingham, Telford, Chester, Manchester and Liverpool.

DIRECTIONS

Leave the village of Nesscliffe, in the direction of Oswestry and after a short distance turn right (unsigned) up 'Well Lane'. Continue for approximately 0.2 of a mile and the access drive to Greenfield House will be found on the left hand side, with the name of the house on the timber gate.

THE ACCOMMODATION COMPRISES:

A partly glazed front entrance door opening in to a:

GARDEN ROOM

13'9" x 9'10" (4.2m x 3.0m)

With a ceramic tiled floor with underfloor heating, exposed brick walling and glazed double doors with glazed side panels opening in to the:

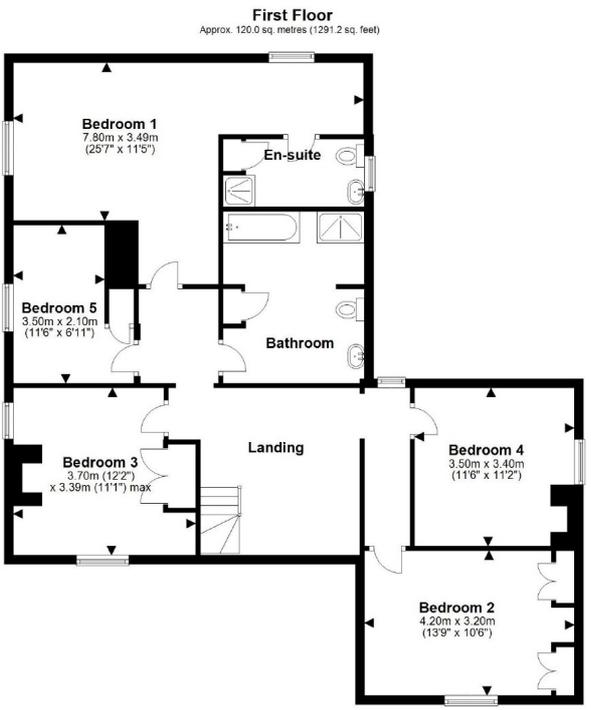
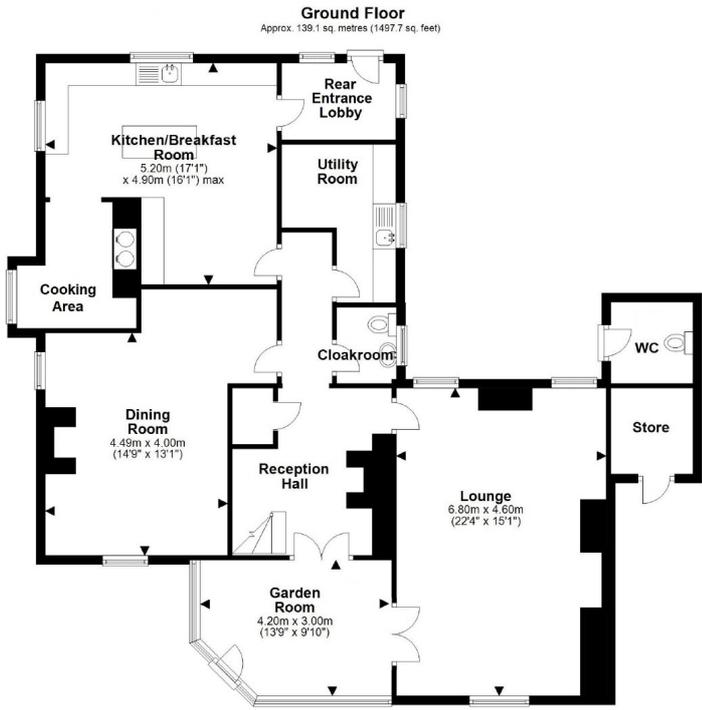
LOUNGE

22'4" x 15'1" (6.8m x 4.6m)

With windows to two elevations overlooking the front and rear gardens, an area of exposed brick walling, an exposed feature brick fireplace with raised brick hearth with inset wood burning stove and heavy oak beam over and further glazed door in to the:

RECEPTION HALL

With a ceramic tiled floor with underfloor heating, an exposed brick fireplace with hearth and inset multi-fuel stove, stairs to first floor, glazed double doors back through to the Garden Room, a door in to a deep walk-in understairs storage cupboard and a partly glazed door in to the:



Total area: approx. 259.1 sq. metres (2789.0 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.



3 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



DINING ROOM

14'9" x 13'1" (4.49m x 4.0m)

With a super range of exposed ceiling timbers, high level plate rack, a super exposed feature brick fireplace with raised brick hearth and inset multi-fuel stove and windows to two elevations overlooking the gardens.

CLOAKROOM

With a continuation of the ceramic tiled floor, low flush WC suite, modern vanity hand basin (H&C) with mixer tap and vanity cupboard below and tiled splash and opaque double glazed window to rear elevation and ceiling downlighters.

UTILITY ROOM

With a tiled floor with underfloor heating, a ceramic 1.5 bowl sink unit (H&C) with mixer tap and cupboards under, roll topped work surfaces to either side with planned space and plumbing below for appliances, wall tiling, an upright shelved cupboard, matching eye level cupboards and a double glazed window to rear elevation overlooking the gardens and open farmland beyond.

KITCHEN / BREAKFAST ROOM

17'1" x 16'1" (5.20m x 4.90m)

With a tiled floor and an extremely well appointed kitchen to comprise a 1.5 bowl single drainer ceramic sink unit (H&C) with mixer tap and cupboards under, an extensive range of work surfaces to either side incorporating a Stoves dishwasher, a Mistral oil fired boiler which heats the domestic hot water and central heating radiators, extensive wall tiling, matching eye level units, one with glazed fronts for crockery/glassware etc., matching dresser unit, matching central island with storage cupboards and shelving below, windows to two elevations overlooking the gardens and grounds, ceiling downlighters and open plan brick archway through to the:

COOKING AREA

With a continuation of the ceramic tiled floor, an Aga (oil fired) with extractor fan, with work surface to one side with cupboard below and further Electrolux Premier hob/oven, all with a tiled splash back area set within a brick recess, ceiling downlighters, recessed storage cupboard with shelves, larder cupboard with shelving and double glazed window overlooking part of the drive and the paddocks.

REAR ENTRANCE LOBBY

With a quarry tiled floor, fitted cupboards and coat hooks and partly glazed door to outside.

SPACIOUS FIRST FLOOR LANDING

With a skylight window and door through to an Inner Landing, off which is the:

MASTER BEDROOM SUITE

25'7" x 11'5" (7.8m x 3.49m)

With windows to two elevations overlooking the gardens and grounds, a range of fitted bedroom furniture, with chest of drawers, cupboards, wardrobes, radiator, inspection hatch to roofspace and a door in to an:

ENSUITE SHOWER ROOM

With a tiled enclosed shower cubicle with colonial shower, chromium heated towel rail, half wall tiling throughout, low flush WC, pedestal hand basin (H&C), electric shaving point, door in to a linen cupboard with radiator and slatted shelving, wall mounted extractor fan and opaque double glazed window to rear elevation.

BEDROOM 5

11'6" x 6'11" (3.5m x 2.1m)

With an extensive range of fitted shelving, recessed wardrobe cupboard adjacent to the door, inspection hatch to roofspace and double glazed window to side elevation overlooking the paddocks and open countryside beyond.

FAMILY BATHROOM

With a pine panelled bath (H&C) with mixer tap, tiled surrounding walls and shelf to one end, shower cubicle with a colonial shower unit, chromium heated towel rail, low flush WC, pedestal hand basin (H&C), extensive wall tiling, radiator, ceiling downlighters, door in to the water tank cupboard and opaque double glazed window.

BEDROOM 3

12'2" x 11'1" (3.7m x 3.39m)

With a double glazed window to two elevations overlooking the gardens and grounds, a dressing table area with mirror to the rear, storage cupboard above and fitted wardrobes and storage cupboards to one side and a painted brick feature fireplace.



REAR LANDING

With an inspection hatch to roofspace and door in to:

BEDROOM 4

11'6" x 11'2" (3.5m x 3.4m)

With a briquette fireplace with tiled mantle and double glazed window to rear elevation overlooking unspoilt countryside.

BEDROOM 2

13'9" x 10'6" (4.2m x 3.2m)

With an extensive range of fitted bedroom furniture to include a dressing table area with wardrobes to either side with storage cabinets above, double glazed window to front elevation overlooking the front lawns and approach drive and Nesscliffe Hill beyond.

OUTSIDE

The property is approached off the road through a timber five bar gate, which leads over a curving hardcore drive to the front of the property where there is a block paved car parking area with room for parking a number of vehicles.

GARDENS

The front gardens are laid to a mature shaped lawn/orchard with a variety of fruit trees, all bordered to one side by mature hedging for privacy.

To the rear of the house is a super raised paved patio terrace, making a lovely setting for outside dining/entertaining etc., which leads, in turn, on to a higher paved area with gravel border and access to a further area of garden with shrub and herbaceous borders. There is a further area of lawn to the rear with vegetable garden and second paved patio area which is totally private and includes a chicken run (fenced and wired). To the side of the house is a Wood Store and external WC.

STABLE BLOCK & YARD

(L-shaped) Of brick and timber construction, with front overhang, concrete skirt and power and light laid on, to include:

Loose Box 1: 4.7m x 3.4m

Loose Box 2: 3.48m x 3.59m

Loose Box 3: 3.5m x 2.38m

There is, also, a large heated covered dog / cat pen / run.

TWO BAY OPEN FRONTED GARAGE SPACE

With tack room to one side.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

PV SYSTEM

There is a PV system providing immediate electricity savings for the successful purchasers of approximately £1000 per annum.

TENURE

The property is of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' G ' on the Shropshire Council Register. The payment for 2019/2020 is £2,914.95.

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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



01691 622 602

Ellesmere office:
The Square, Ellesmere, Shropshire, SY12 0AW
E. ellesmere@hallsgb.com



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