Elder Cottage

Hopton, Nesscliffe, Shrewsbury, Shropshire

STRUTT & PARKER

BNP PARIBAS GROUP

A wonderful four bedroom newly converted barn conversion located in the heart of a favoured North Shropshire Village

This fabulous barn conversion is nestled in the beautiful Shropshire countryside between the historic towns of Shrewsbury and Oswestry. Offering both flexible and spacious accommodation throughout, the barn also boasts air source heating, good-sized garden, and double width car barn.

- **2 RECEPTION ROOMS**
- **4 BEDROOMS**
- **2 BATHROOMS**
- **DOUBLE WIDTH CAR BARN**
- **GENEROUS GARDEN**
- **FREEHOLD**
- **SEMI-RURAL**
- **1,826 SQ FT**
- **GUIDE PRICE £575,000**

The property

This wonderful home has been thoughtfully designed and is beautifully presented, ideal for today's modern living. The property, which has accommodation over two floors, benefits from modern fixtures and fittings including zoned underfloor heating to the ground floor, air source heating, stylish kitchen, modern bathroom and en suite. The welcoming entrance/dining hall with limestone flooring has an attractive oak staircase leading to the first-floor landing; there are doors to the sitting room and opening to the spacious kitchen. The stylish kitchen offers Shaker style wall and floor units with quartz work surfaces and separate island which incorporates a breakfast bar. The modern appliances consist of an induction hob with integral extractor fan, two Neff ovens, and Bosch dishwasher. A door from the kitchen leads to the utility room which has limestone flooring, base level cupboards, quartz work surfaces and further appliance space; there is also a neighbouring cloakroom. The double aspect sitting room has a feature log burner with attractive surround; double doors lead to the garden.

The impressive split-level landing has a plethora of exposed beams; the first-floor accommodation is split equally with two bedrooms either side of the staircase. The impressive double aspect principal bedroom has exposed wall and ceiling beams and benefits from a fabulous three-piece en-suite consisting of a feature freestanding bath, two inset wash basins with cupboard and drawer units under and LED mirror above, heated towel rail, and exposed wall and ceiling timbers. The stylish four-piece bathroom boasts a shower with rainfall shower head, wash hand basin with cupboards under, separate bath, heated towel rail, exposed timbers, and vaulted ceiling. All of the four bedrooms have exposed timbers, vaulted ceilings and views over the garden.

Outside

The garden measures around 19 metres wide by 16 metres, narrowing to 9.3 and has a full-width paved patio, power and courtesy lighting, and is enclosed by brick waling and horizontal wood fencing; a pathway leads to the double width car barn and gravelled driveway for several cars. There is an additional paved terrace area to the other side of the barn which measures about 16 metres wide by 4 metres and is enclosed by attractive horizontal wood fencing. The air source heat unit is located in the garden.

Additional land available by separate negotiation.

Location

The pretty village of Hopton is surrounded by some of the most stunning English countryside and is close to Nescliffe Country Park and the Cliffe so there are several fabulous walks on the doorstep. The larger village of Nesscliffe is a stone's throw away and enjoys an active village hall, which hosts several events throughout the year, there is also a primary school and local shop/petrol station. The historic town of Shrewsbury is about 9 miles away; within the characterful town centre there is an abundance of excellent independent shops and cafes as well as supermarkets. Shrewsbury is renowned for its great food and drink with several excellent restaurants and pubs, every year the town plays host to a plethora of music and food festivals, normally held in and around the grounds of the breath-taking Quarry Park

A regular rail service to London is accessible at Shrewsbury Station whilst the A5 links through to the M54 and national motorway network beyond. International airports are available in Birmingham, Liverpool and Manchester.

Directions

Post Code SY4 1DG
what3words: ///washable.served.tigers

Distances

- Nesscliffe 0.8 miles
- Baschurch 4 miles
- Shrewsbury 9 miles
- Oswestry 10 miles
- Chester 34 miles
- Aberdovey 62 miles

Nearby Stations

- Shrewsbury

Nearby Schools

- Adcote School for Girls
- Packwood Haugh
- Ellesmere College
- Moreton Hall
- Oswestry School
- Shrewsbury School
- Shrewsbury High School for Girls
- Corbet School

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 1,826 sq ft (170 sq m)
Car Barn internal area 443 sq ft (41 sq m)
Total internal area 2,269 sq ft (211 sq m)
For identification purposes only.

General

Local Authority: Shropshire County Council

Services: Air source heating, mains water and electric, private water treatment that we understand complies with current regulations.

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Unallocated

EPC Rating: C

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Warranty: London Belgravia Group – 10 years

Agents Notes: Please note that the driveway is shared with one other dwelling and neighbouring parcel of land, the upkeep of the communal area will be the responsibility of all three parties - please consult with your solicitor for verification.

The eaves of the car barn is fully enclosed to comply with planning permissions for the safe keeping of bats.

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