

An aerial photograph of a large, rolling hill covered in a dense forest. The trees are mostly green, with some showing early autumn colors. A small, two-story house with a dark roof and two chimneys is nestled in a clearing in the middle of the forest. The sky is blue with scattered white clouds.

Westcott Birches


Habberley, Pontsbury, Shropshire


**STRUTT
& PARKER**


BNP PARIBAS GROUP 


A detached two bedroom bungalow in 0.98 acres located adjacent to the Stiperstones National Nature Reserve


An attractive family home featuring modern amenities and elegant neutral décor. It occupies a unique, secluded rural position within a woodland area enjoying the Shropshire Hills National Landscape, near to local village and town centre amenities and within easy reach of the A5, A49 and motorway network.


**2 RECEPTION ROOMS**


**2 BEDROOMS**


**2 BATHROOMS**


**PRIVATE PARKING**

**0.98 ACRES**

**FREEHOLD**

**RURAL LOCATION**

**1,368 SQ FT**

**GUIDE PRICE £520,000**



The property

Westcott Birches is an attractive detached family home offering almost 1,400 sq ft of light-filled, flexible accommodation arranged over a single floor. The property has been configured to provide an elegant and practical living and entertaining environment, maximising the stunning woodland views. Originally built for the manager of the old disused Huglith mine, the bungalow with its fibre cement roof offers deceptively spacious accommodation. It has been sensitively modernised to combine high ceilings with quality fixtures and fittings and neutral décor throughout. The accommodation flows from a glazed entrance porch and reception hall with flagstone-tiled flooring and useful storage. It is arranged around an extensive L-shaped open plan kitchen, drawing and dining room. The kitchen has flagstone-tiled flooring, a range of Shaker-style wall and base units, complementary wooden work surfaces and splashbacks, a generous breakfast bar and space for appliances. It opens into a 26 ft drawing and dining room, configurable to the purchaser's own requirements, which has aesthetic ceiling beams,

wooden flooring, a feature exposed brick fireplace with space for an electric woodburning stove and patio doors to a garden terrace. Doors from the drawing/dining room open to further rooms including a gym, glazed entrance porch and bedroom. The gym has tiled flooring, large picture glazing to three aspects and a door to the driveway. The utility room also has tiled flooring, complementary Shaker-style units and wooden work surfaces and Jack and Jill access to a modern en suite shower room. A front aspect double bedroom also enjoys Jack and Jill access to the shower room.

The accommodation is completed by an L-shaped dual aspect principal bedroom with Jack and Jill access to a contemporary family bathroom, also accessible from the reception hall, which benefits from a bath and separate shower enclosure.



Outside

The property is approached through a six bar wooden gate over an unmade driveway leading to private parking. The garden surrounding the property provides numerous seating areas, extensive mature natural planting, areas of gently-sloping lawn, several brick-built stores, woodland paths leading to historic stone structures and paved and concreted terraces, ideal for entertaining and al fresco dining. The site of the garden is an old copper mine which was worked during the 19th Century then as a barytes mine in the 20th Century. The historic boiler house chimney and mine shaft are prominent features within the grounds. The mine shaft is screened by bamboo plants and securely fenced for safety. The garden is well stocked with many rare plants and special species.

The whole garden is screened by mature woodland and offers far-reaching views over surrounding Nature Reserve countryside and the Shropshire Hills beyond.

Location

Located to the south-west of Shrewsbury, the property is adjacent to the Stiperstones National Nature Reserve which sits within the Shropshire Hills National Landscape. Nearby Habberley village has a church, village hall and pub. Pontesbury, one of Shropshire's largest villages, has a church, public hall, independent shopping, GP and dental surgeries, a Post Office, library, pubs and nursery, primary and secondary schooling. More comprehensive amenities are available in Shrewsbury.

Transportation links are excellent: the inter-connecting A49 and A5 link to the M54, giving access to major regional centres, Telford and the motorway network beyond, and Church Stretton and Shrewsbury stations offer services to regional centres in both Wales and England including London.

Distances

- Church Stretton 6.3 miles
- Shrewsbury 10.7 miles
- Telford 25 miles
- Welshpool 30.7 miles
- Oswestry 29.7 miles

Nearby Stations

- Church Stretton
- Shrewsbury

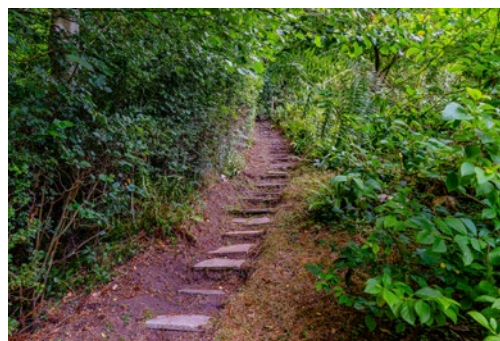
Key Locations

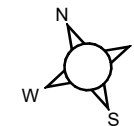
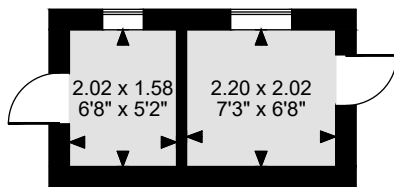
- Shropshire Hills National Landscape
- Shrewsbury Abbey
- Shrewsbury Castle
- Shrewsbury Museum and Art Gallery
- Shrewsbury Market Hall
- Theatre Severn
- River Severn
- Attingham Park
- Battlefield Falconry Centre

- Haughmond Hill
- Lyth Hill Countryside Site
- Hawkstone Park Follies
- Wroxeter Roman City
- The Quarry Park

Nearby Schools

- Pontesbury CofE Primary School
- Church Stetton School
- St Lawrence CofE Primary School
- Mary Webb School and Science College
- St Thomas & St Anne CofE Primary School





Floorplans

House internal area 1,368 sq ft (127 sq m)

Stores Internal area 212 sq ft (20 sq m)

For identification purposes only.

Directions

Post Code: SY5 0SQ

what3words: ///laugh.impeached.blockage

General

Local Authority: Shropshire Council

Services: Private water and drainage, mains electricity, air source heat pump.

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

Council Tax: Band C

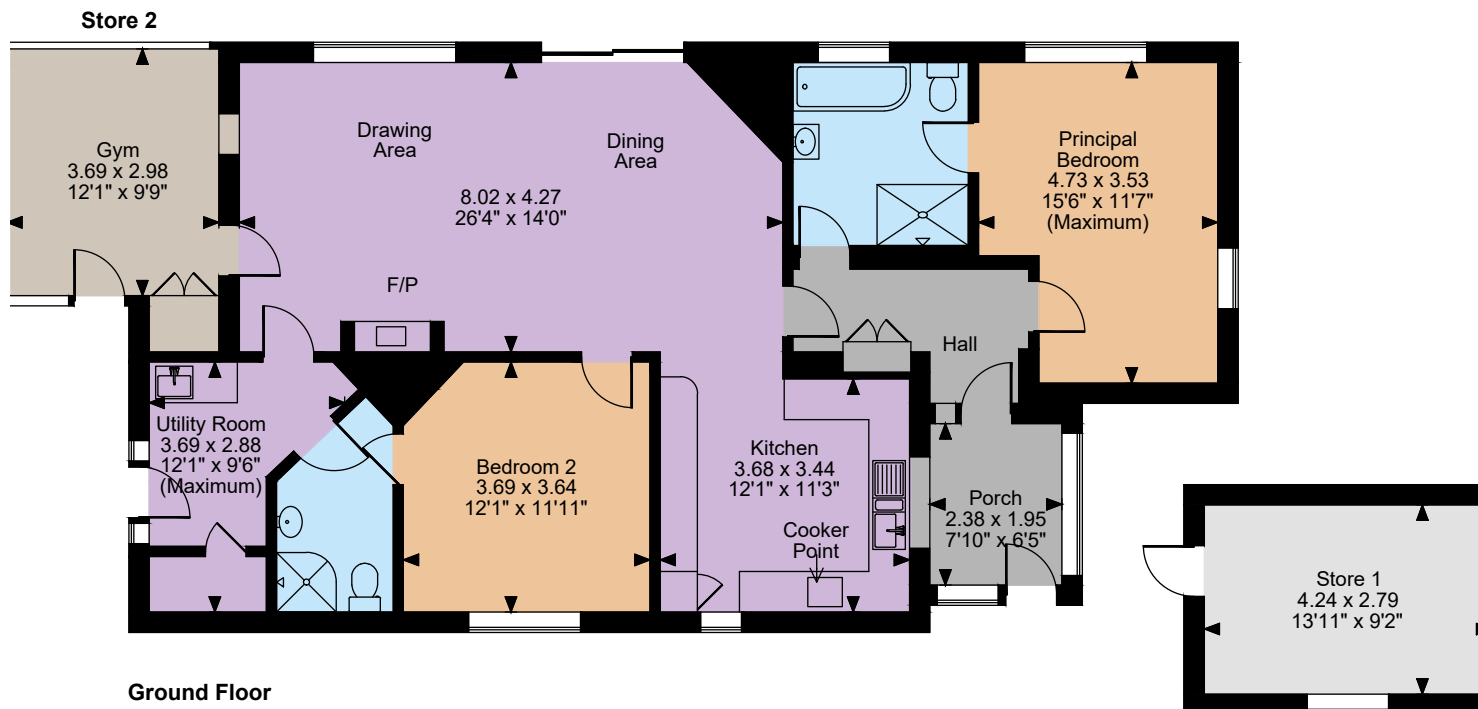
EPC Rating: C

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

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

Agents note: There is disused mineshaft on the land which has been fenced off. Please speak to the agent for more information, however buyers are advised to make their own enquiries.

Viewings: Strictly by appointment only.



Ground Floor

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

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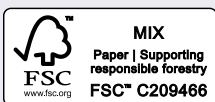
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