ZJ&B
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Estate Agents

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Waverley Cottage, Pontesbury Hill, Pontesbury, Shrewsbury, Shropshire, SY5 0YH

£395,000

Offered for sale is this versatile detached cottage of character occupying a delightful rural position with large well established gardens, outbuildings, ample parking and fabulous views. The property offers generous family accommodation, yet lends itself to be separated for an independent living area within the main house.

Waverley Cottage, Pontesbury Hill, Pontesbury, Shrewsbury, Shropshire, SY5 0YH 2976

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises
Oak front door to

Entrance Hall
Oak flooring, access to Kitchen, square opening to

Inner Hall
Staircase leading to First Floor, archway to

Sitting Room 18' 0'' x 13' 3'' (5.48m x 4.04m)
Log burner, bay window overlooking garden. Door and steps lead to Living Room, staircase leads to original First Floor Landing.

Kitchen 10' 8'' x 9' 5'' (3.25m x 2.87m)
Fitted with range of units, work surface, sink unit, space for appliances. Door to

Garden Room 9' 3'' x 6' 2'' (2.82m x 1.88m)
Access to WC

Living Room 16' 9'' x 18' 8'' (5.10m x 5.69m)
Staircase leads to second First Floor Landing, fireplace, windows to front and rear, double doors to Porch, further door to

Kitchen/Dining Room 13' 0'' x 10' 0'' (3.96m x 3.05m)
Fitted with range of units, work surfaces, space for appliances, access to Utility Area, double doors to

Lean-to/Study 24' 7'' x 6' 3'' (7.49m x 1.90m)

Utility Area
Gas boiler supplying central heating. Door to Lobby and access to

Workshop 37' 0'' x 21' 10'' (11.27m x 6.65m)

Original First Floor Landing
Original Landing to Waverley Cottage leads to

Bedroom 1 12' 6'' x 10' 2'' (3.81m x 3.10m)

Bathroom 9' 2'' x 5' 3'' (2.79m x 1.60m)

Second Landing

Bedroom 2 11' 11'' x 9' 7'' (3.63m x 2.92m)

Bedroom 3 10' 4'' x 9' 9'' (3.15m x 2.97m)

Bedroom 4 11' 0'' x 9' 7'' (3.35m x 2.92m)

Bathroom 8' 0'' x 5' 6'' (2.44m x 1.68m)

Outside
The property is situated off Pontesbury Hill and approached via Stone Lane which has shared access. The main front garden enjoys a large area of lawn with well stocked borders and excellent views surrounding the property, Summer House and ample parking to the side of the property.

NB
The owners have sold off a section of the garden which has planning consent for a detached dwelling and the driveway will have shared access.

Services
Mains electricity, gas and water are supplied to the property, there is septic tank drainage.

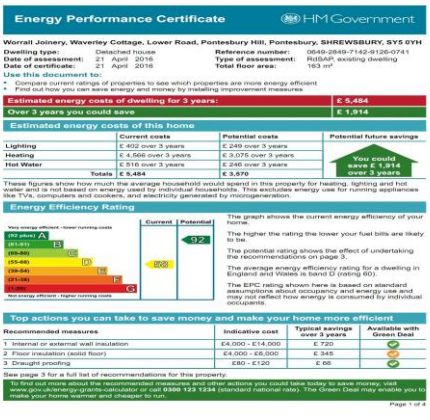
Directions
Take the A488 travelling through Hanwood, On entering the one way system in Pontesbury proceed past the bend by church, turning left by the chip shop. Continue along this road which leads up to Pontesbury Hill. Proceed up the hill until the road straightens out and there is a fork in the road, this takes you down to Lower Road and Waverley Cottage is situated at the bottom of the lane.

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your Solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

VACANT POSSESSION UPON COMPLETION

FLOOR PLANS FOR GUIDANCE ONLY



Energy Performance Certificate — HM Government

Worrall Joinery, Waverley Cottage, Lower Road, Pontesbury Hill, Pontesbury, SHREWSBURY, SY5 0YH

Dwelling type:	Detached house	Reference number:	0649-2849-7142-9126-0741
Date of assessment:	21 April 2016	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	21 April 2016	Total floor area:	163 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,484
Over 3 years you could save	£ 1,914

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 402 over 3 years	£ 249 over 3 years	You could save £ 1,914 over 3 years
Heating	£ 4,566 over 3 years	£ 3,075 over 3 years	
Hot Water	£ 516 over 3 years	£ 246 over 3 years	
Totals	£ 5,484	£ 3,570	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 720	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 345	
3 Draught proofing	£80 - £120	£ 66	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice.
To arrange an appointment with Stephen Bath of Bee Mortgages who is based at our office call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage