

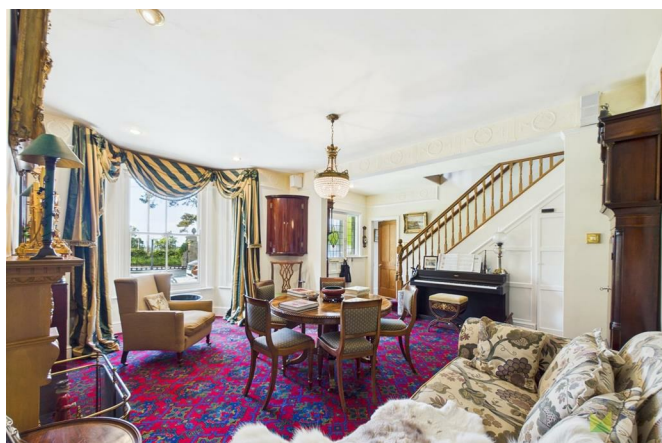
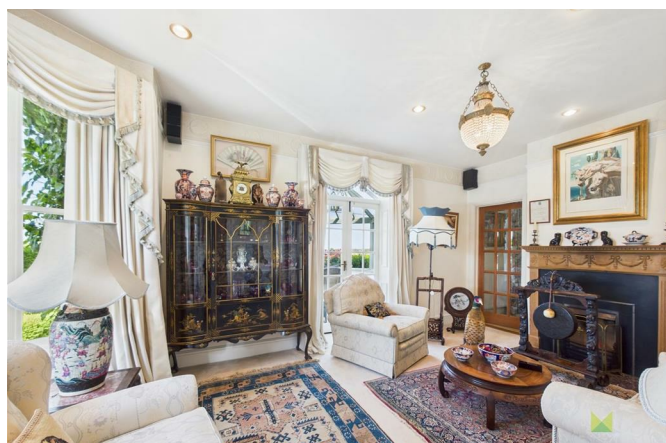
Homeleigh Longden Shrewsbury SY5 8EX



3 Bedroom House - Detached
Guide Price £725,000

The features

- AVAILABLE FOR THE FIRST TIME IN 40 YEARS
- ELEVATED POSITION WITH FAR REACHING RURAL VIEWS
- PERIOD CHARM AND ELEGANCE THROUGHOUT
- THRIVING A1 VILLAGE LOCATION
- NEARBY TO SCHOOLING, AMENITIES AND TRANSPORT LINKS
- VERSATILE RECEPTION SPACES
- THREE DOUBLE BEDROOMS, TWO BATHROOMS
- DELIGHTFUL MATURE GARDENS AND GROUNDS
- EXTENSIVE DRIVEWAY PARKING AND DETACHED GARAGE
- EPC RATING E



**** AN ICONIC AND SOPHISTICATED VILLAGE HOME WITH STAGGERING RURAL VIEWS ****

Standing in an elevated position on the peripherals of the picturesque village of Longden, the property occupies a sizeable and wonderfully private plot which enjoys far-reaching views across open countryside across to Shrewsbury.

Constructed in 1937, Homeleigh is now available for the first time in four decades having served as a cherished family home. Upon acquiring the house, the current owners undertook an extensive scheme of sympathetic renovation works to reinstate the character and create a elegant country residence. Period features throughout include deep set skirting boards, picture rails, pitch pine panelled doors and deep sash windows.

The accommodation in brief comprises: Dining Hall, Drawing Room, Kitchen, Dining and Family Room, Garden Room, Utility Room with Cloak Room, Three Double bedrooms serviced by two Bathrooms. Outside is ample driveway parking and a detached large garage, approached through electric gates.

Viewing is highly recommended to appreciate this semi-rural gem.

Property details

LOCATION

Homeleigh is located within a desirable enclave of properties in the picturesque village of Longden which offers a modest range of amenities including a convenience store, eatery, church, village hall, sports field, play area and CoE primary school. There is a further selection of excellent schooling within the private sector within and around Shrewsbury. The property benefits from ease of access to the A5/M54 motorway network connecting to the county town of Shrewsbury and beyond, along with a Connect on Demand bus service. Shrewsbury offers an excellent range of amenities, including shops and eateries, along with recreational facilities such as the Theatre Severn.

Approached through a covered wooden panel and stained glass front door which opens into the

DINING HALL

The well-considered incorporation of the hallway with the original dining room has created a grand, open entrance and versatile reception room. It features an imposing open fireplace set into marble hearth with carved oak surround and a bay window to the front.

DRAWING ROOM

This supremely elegant reception room could serve a number of purposes including an optional dining room, study or playroom. It features an open fireplace and bay window to the front. With doors into both the kitchen and the garden room,

OPEN PLAN KITCHEN, DINING AND FAMILY ROOM

The adaption of two former rooms into one has created a comfortable space at the heart of the home, ideal for both every day living and larger scale entertaining. The kitchen is fitted with timeless oak cabinetry under striking quartz work surfaces incorporating a deep set 1.5 drainer sink and a four ring gas burner hob with induction plate. A further range of integrated appliances include dishwasher, large wine fridge, Miele oven with warming drawer and microwave over. There is a useful central breakfast island with storage underneath. This superb living space features an open fireplace with Delft tiles set into cast iron surround. Double doors open onto both the terrace and garden room.

UTILITY ROOM

An excellent working space fitted with base units with work surfaces over incorporating large composite drainer sink and a further range of eye level units. Space for freestanding appliances and storage cupboard. Door into the

CLOAK ROOM

Uniquely styled and featuring a traditional suite comprising low level flush WC and hand wash basin set into vanity unit. Window to side.

GARDEN ROOM

Of traditional design and generous proportions, this delightful room enjoys the truly breath-taking views across rolling countryside to the county town of Shrewsbury. Doors lead down to the terrace.

The staircase rises to a large, central first floor landing off which radiate the bedrooms. There is access to a sizeable loft space which, subject to the relevant planning permissions, could provide an opportunity for conversion if further accommodation is required.

PRINCIPAL BEDROOM

This serene, dual aspect room of elegant proportions enjoys a sweeping vista across rural Shropshire and features a cast iron fireplace set into decorative moulded surround.

JACK AND JILL BATHROOM

A spacious bathroom fitted with a traditional white suite comprising freestanding roll top bath, walk-in shower cubicle, low-level flush WC, bidet and hand wash basin set into marble topped vanity unit. There is an extensive range of built-in storage cabinetry and along with a heated towel rail.

BEDROOM TWO

A generous double bedroom featuring a striking fireplace set into decorative surround and fitted with two sets of triple wardrobes. Window to the front overlooking neighbouring farmland.

BEDROOM THREE

A further double bedroom flooded with light from window to side and fitted with a range of built-in cabinetry.

SHOWER ROOM

Sophisticatedly styled and fitted with a traditional suite comprising large walk-in shower cubicle, low flush WC and hand wash basin set into vanity unit. There is a further built-in storage cabinet along with cast iron radiator and two windows to the rear.

GARDENS AND GROUNDS

Approached through electric double great gates A sweeping gravel driveway provides parking for several vehicles along with a large detached double garage.

The house stands centrally in its plots with wrap round gardens offering a blend of lawns, fully stocked flower beds and terracing, from where to enjoy the views. Within the grounds are a number of established specimen trees providing this village house with a truly private position.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

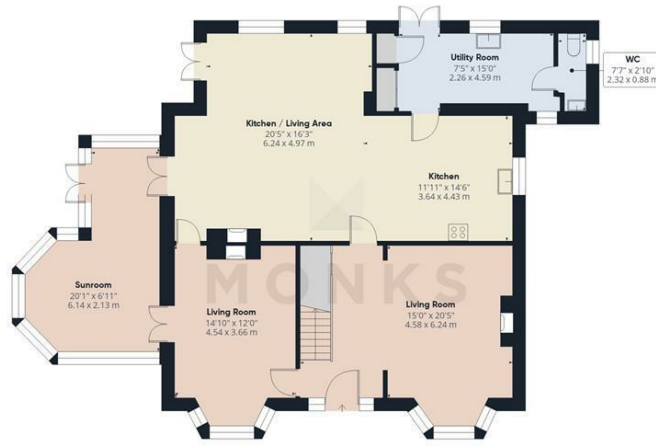
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

Homeleigh , Longden, Shrewsbury, SY5 8EX.

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Floor 0 Building 1



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Approximate total area⁽¹⁾
2203 ft²
204.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	75

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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