



MONKS

10 Perkins Beach Dingle Snailbeach Shrewsbury SY5 0PE

3 bedroom House - Detached property
Offers in the region of £425,000







*** CHARACTERFUL EXTENDED COTTAGE STANDING IN ELEVATED
POSITION ON EDGE OF STIPERSTONES NATURE RESERVE ***

A rare opportunity to acquire this unique former miners cottage which has evolved over the years and now offers versatile accommodation with a wealth of charm and character. Ideally suited to those in search of tranquillity with direct access for hiking and dog walking, being set on the very edge of the Stiperstones National Nature Reserve

Amenities can be found nearby in Minsterley with a shop, petrol station and primary school. A further range of facilities can be found in the county town of Shrewsbury 13 miles away. Stiperstones itself enjoys a popular public house.

The accommodation briefly comprises Entrance porch, Open plan Kitchen/Breakfast/Garden room, Living Room, Utility Room, Downstairs bedrooms and Shower Room, Two further Bedrooms and a Bathroom.

The property has oil fired central heating and Calor gas supplied oven, double glazing, car port parking and well-established gardens with a range of timber outbuildings.

Viewing essential to appreciate this rare Shropshire jewel.

10 Perkins Beach Dingle
Snailbeach Shrewsbury
SY5 OPE





LOCATION

The property occupies a truly enviable semi-rural location set amid this Area of Natural Outstanding Beauty with direct access to stunning walks and bridle paths. Snailbeach itself has an active Village Hall with Schools at nearby Norbury and Minsterley, along with an excellent local Public House/Eatery in the adjoining Stiperstones village. The neighbouring villages of Minsterley and Pontesbury boast a range of amenities including Doctors, Supermarkets, Schools, Filling Station and Churches. There is a regular bus service to the Town Centre and ease of access to the A5/M54 motorway network, the County Town and Bishops Castle.

ENTRANCE PORCH

Fully glazed double doors open into a useful entrance porch with door through to the reception spaces.

OPEN PLAN KITCHEN/BREAKFAST/GARDEN ROOM

The kitchen is fitted with a range of Scandinavian style cabinetry under wooden work surfaces. There is a six ring burner Rangemaster with extractor fan over, space for free standing appliances along with a further range of matching eyelevel cabinetry. Moulded stainless steel sink with double bowl and mixer tap over. Space for breakfast table and chairs.

The Garden Room could alternatively serve as a dining room being a delightful triple aspect space ideal for both every day living and largest scale entertaining with a large Barbas wood burning stove and enjoying uninterrupted for reaching views. French doors out onto the terrace.

DOWNSTAIRS SHOWER ROOM

Fully tiled with contemporary white suite incorporating shower cubicle with mixer head, low level flush WC and hand wash basin set into vanity unit.

Inner hallway leads to the

LIVING ROOM

An atmospheric room within the original part of the cottage with exposed beams and log burning stove set into striking Inglenook. Staircase winds round and up to guest suite.

UTILITY ROOM

Extensively fitted with a range of storage cabinetry and work surfaces incorporating ceramic single drainer sink. Space underneath for appliances.

Inner hall gives access to

PRINCIPAL BEDROOM

A generous sized double bedroom with range of built-in wardrobes and additional walk-in wardrobe, with window to the front enjoying far reaching views over the neighbouring countryside and beyond. Door onto the front terrace.

Stairs rise to

BEDROOM TWO

A striking triple aspect room of lovely proportions enjoying elevated views across the valley. French doors and steps lead directly down to a suspended terrace. Currently used as a home office this versatile room could be either a bedroom or summer sitting room.

From the living room, a staircase rises to

BEDROOM THREE

A characterful double bedroom enjoying far reaching countryside views, having exposed stone walls and timber beams. Steps down to the

FAMILY BATHROOM

A spacious room with white suite comprising large Jacuzzi bath with mixer tap and shower head over, low level flush WC and hand wash basin.

OUTSIDE

THE GARDENS AND GROUNDS of the property are a delightful blend of raised seating areas and pathways which meander up the hillside past established borders and amongst mature specimen trees.

Within the grounds are a number of wooden outbuildings including three garden sheds and a substantial timber cabin/shed in an elevated position which is insulated and with electric electricity supply. A potential workshop with far-reaching views.

Steps rise to a hillside coppice with a charming and breath-taking viewing platform at its summit. From here, there is direct access onto the Nature Reserve.

LOG CABIN. Accessed directly from the terrace is a striking and substantial structure with power and water supply standing in an elevated position with Veranda to the front. This versatile outbuilding could serve a number of purposes including a workshop or work from home space with window to rear.

The property is approached along a single track with passing places arriving at a double carport with with steps rising to the terrace and front door. Below a large retaining wall is a well stocked raised flowerbeds and an additional parking space.



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 C - 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



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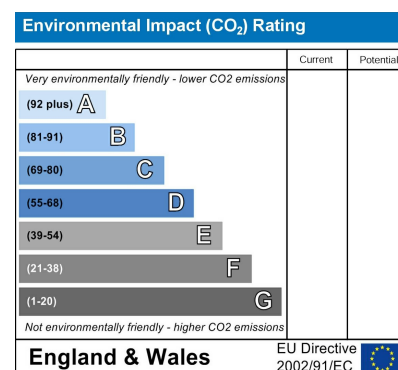
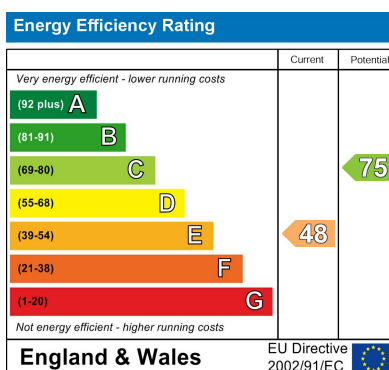
Shrewsbury office

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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



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

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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.
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