



£675,000 Offers Over

Long Hope, Gravels Bank, Shrewsbury

Detached House | 5 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Detached Double Garage and Drive
- Generous Plot
- Large Timber Constructed Workshop
- Modern Renovations
- Panoramic Countryside Views
- Spacious Five-Bedroom Detached Home
- Sustainable Living: Equipped with Solar Panels, Storage Batteries, & New Air Source Heat Pump
- Situated in the Picturesque Hamlet of Gravels Bank

## Property Description

Long Hope is a beautifully renovated, five-bedroom family home, designed for sustainable living with stunning countryside vistas. Set within approx. half an acre of gardens, it features modern energy upgrades and a spacious workshop, offering a peaceful rural lifestyle with easy access to Shrewsbury

## Main Particulars

Nestled within the picturesque hamlet of Gravels Bank, in the coveted South Shropshire Hills, Long Hope presents an exceptional opportunity to acquire a significantly enhanced, spacious five-bedroom detached family home. This property has been meticulously transformed by the current owners to offer contemporary comfort and sustainable living, all while retaining its inherent character and breath-taking panoramic views.

Long Hope presents itself as a remarkably versatile dormer bungalow-style property, offering a unique blend of ground-floor accessibility and upper-level spaciousness. This design lends itself exceptionally well to multi-generational living, as the ground floor accommodates two double bedrooms, a full family bathroom, and the potential for a third bedroom via the study, creating a self-contained living area. This arrangement allows for comfortable and independent living for elderly relatives or guests, while the upper floor provides ample space for family members, with a master suite and additional bedrooms. The layout ensures privacy and convenience for all occupants, fostering a harmonious living environment where different generations can coexist comfortably, making Long Hope an ideal home for diverse family needs.

Step inside the inviting Arch Recess Porch, with its traditional quarry tile flooring, and through the wood-effect uPVC glazed front door into the impressive Reception Hall. Here, natural light floods through full-height glazed panels, showcasing the stunning vista of the Stiperstones Hills. The elegant timber staircase leads to a galleryed landing, setting the tone for the grandeur within.

The expansive living spaces are designed for both relaxation and entertainment. The Living Room, with its warm wood flooring, decorative cornice, and central ceiling rose, opens onto a patio via sliding doors, offering seamless indoor-outdoor living and uninterrupted countryside views. The adjoining Dining Room, featuring exposed ceiling beams and a bay window, provides an ideal setting for formal gatherings.

The heart of the home is the newly fitted Kitchen/Breakfast Room, boasting country-style sage cupboards, a freestanding Smeg electric double oven with a five-zone induction hob, and beech work surfaces extending to a breakfast bar. Neutral tiled flooring and expansive windows frame the breathtaking views of the Shropshire landscape. A seamless flow leads to the newly fitted Utility Room, equipped with matching units, a sink, and ample storage, along with a conveniently located Cloakroom.

The ground floor also offers versatile accommodation, including two double bedrooms and a newly fitted Family Bathroom with a freestanding bath and separate shower. The Study, currently utilised as such, could easily serve as an additional bedroom, featuring a Jack-and-Jill style bathroom access.

Ascend the staircase to the Large Gallery Landing, where the views continue to impress. The magnificent Master Bedroom Suite features a dressing area and a walk-in wardrobe, bathed in natural light from skylights. Two further double bedrooms, a newly fitted Family Shower Room, and a hobby room complete the upstairs accommodation.

Long Hope boasts an exceptional outdoor space, a true sanctuary of tranquility and natural beauty, encompassing approximately half an acre of meticulously landscaped grounds. An expansive, wrap-around patio provides the perfect setting for al fresco dining and entertaining, where one can soak in the panoramic vistas that stretch across the rolling Shropshire countryside. Lush, well-maintained lawns sweep around the property, leading to a serene nature pond, creating a picturesque

and peaceful environment.

From these elevated positions, the renowned Stiperstones ridge dominates the skyline, its rugged summits and historic terrain offering a spectacular backdrop that evolves with each passing season. The property also includes a substantial timber workshop, ideal for hobbies or storage, and a double detached garage with loft space, providing abundant room for vehicles and possessions. A large brick paved parking area provides ample off road parking. This blend of generous space, impressive vistas, and functional features creates a truly idyllic and secluded escape.

Welcome hall | Living room | Dining room | Kitchen/breakfast room | Utility | Cloakroom | Downstairs bathroom | Study | Five double bedrooms | Cellar | Double garage | Large workshop

Pontesbury 7 miles, Bishops Castle 9 miles, Shrewsbury 15, Telford 29 miles

Council Tax Band: F (Shropshire Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Electricity supply: Mains, Solar

Heating: ASHP

Water supply: Mains

Sewerage: Septic Tank

Broadband: FTTP

Accessibility measures: Wheelchair accessible

### **Significant Enhancements for Modern Living**

The current owners have undertaken extensive renovations, ensuring Long Hope is not only beautiful but also exceptionally efficient. Key upgrades include a newly installed, highly efficient air source heat pump, dramatically reducing the property's carbon footprint and energy costs, with the new energy rating to be even higher than the current B rating once the heat pump rating is registered. Solar panels and storage batteries provide sustainable energy, reducing reliance on the grid. A new sewage treatment plant ensures environmentally responsible waste management. The property boasts a brand-new fitted kitchen, utility, downstairs cloakroom, downstairs bathroom, and upstairs shower room, all finished to a high standard with modern fixtures and fittings. New carpets and decoration throughout create a fresh and inviting atmosphere.

### **Enhanced Efficiency: EPC Rating Update Pending**

Energy Performance Certificate (EPC) currently B, with potential to achieve A rating upon manufacturer registration of the newly installed air source heat pump's efficiency.

### **Location**

Situated in the idyllic hamlet of Gravels Bank, Long Hope offers a tranquil rural lifestyle within easy reach of essential amenities and scenic attractions. The property enjoys a peaceful setting amidst the rolling South Shropshire Hills, yet remains conveniently accessible via nearby main roads, including the A488, which provides routes to Shrewsbury and Bishop's Castle. This prime location allows for seamless commutes to neighbouring towns while maintaining a sense of seclusion.



The surrounding landscape is a haven for outdoor enthusiasts, with numerous walking trails and bridleways crisscrossing the hills, offering breath-taking views and opportunities for exploration. The iconic Stiperstones ridge, a designated Area of Outstanding Natural Beauty, is within easy reach, inviting hikers and nature lovers to discover its dramatic landscapes and ancient history.

### **Services**

Mains water, electricity. Air source heat pump, solar panels and storage batteries. Newly fitted sewage treatment system.

### **Important Notice**

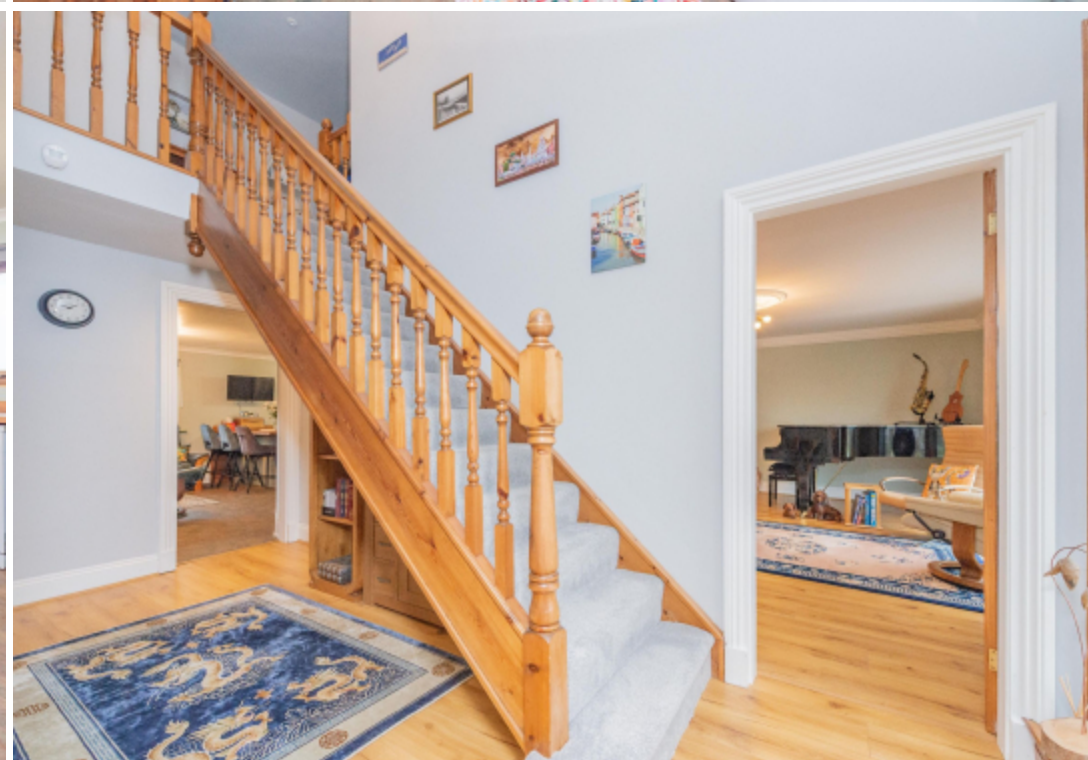
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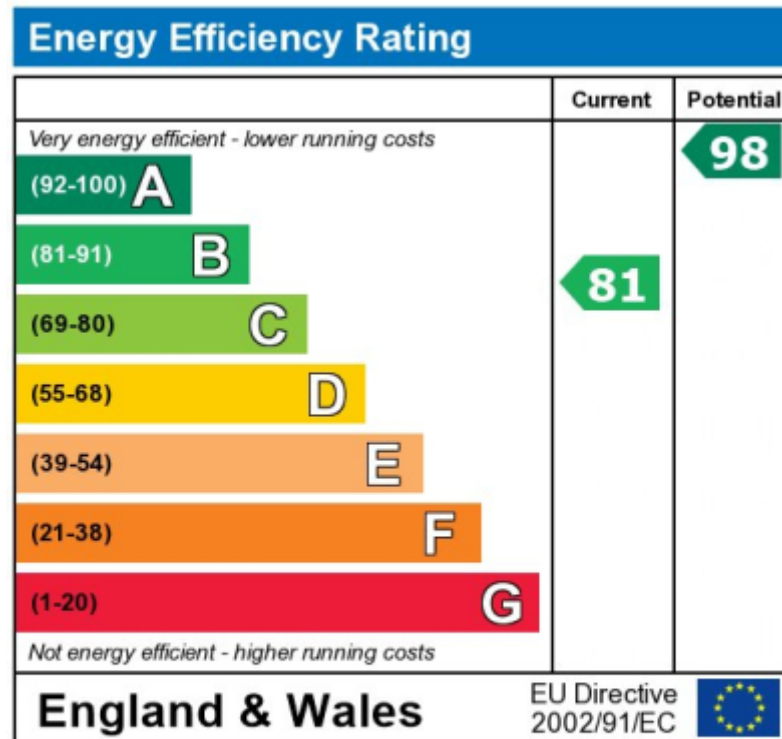




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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