



£595,000 Offers Over

Nox Bank, Cruckton, Shrewsbury

Semi-Detached House | 6 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Stunning Panoramic Countryside Views
- Recently Added Two-Bedroom Self-Contained Annexe
- Spacious & Beautifully Presented Family Home
- Expansive Open-Plan Lounge/Dining Area
- Master Suite with Dressing Room & En-suite
- Large Plot with Ample Parking & Detached Workshop
- Versatile Layout with Five Additional Bedrooms (excluding annexe)

## Property Description

Nestled in a picturesque setting, this is a beautifully presented and exceptionally spacious family home. It offers stunning and uninterrupted panoramic open countryside views towards Pontesford Hill, and comes with the significant added benefit of a recently added two-bedroom annexe.

## Main Particulars

Nestled in an idyllic and highly sought-after rural setting, 1 Nox Bank stands as a beautifully presented and exceptionally spacious family residence, perfectly tailored for discerning families or those seeking a harmonious multi-generational living arrangement. This remarkable property boasts stunning, uninterrupted panoramic open countryside views towards the iconic Pontesford Hill, creating a captivating backdrop for everyday life. With the invaluable addition of a recently completed, beautifully appointed two-bedroom annexe, ideal for accommodating cherished extended family members or providing a private retreat for friends, this home truly offers unparalleled flexibility. Situated on a generous, expansive plot, the property further benefits from abundant off-road parking and a highly practical detached workshop.

Upon entering this welcoming home, you are greeted by a substantial and incredibly practical utility room. This generous space provides extensive room and essential plumbing for all your laundry requirements, complemented by elegant oak work surfaces and a traditional Belfast sink. Thoughtfully designed glazed panels flood this area with natural light, ensuring a bright and inviting atmosphere, while seamlessly connecting it to the heart of the home - the main kitchen. Just off the utility, you'll discover a handy boot room, perfect for shedding muddy shoes and coats after countryside walks, alongside a conveniently located downstairs WC.

The utility room effortlessly flows into a contemporary and beautifully appointed kitchen. This culinary space features modern cream shaker-style storage units, both floor and wall-mounted, offering ample storage for all your family's needs. It comes fully equipped with an integrated electric oven, a gas hob with an extractor fan, and benefits from an open design that overlooks the utility area, fostering a connected feel. From the kitchen, the layout transitions gracefully into an inviting open-plan lounge and dining area. This is truly a wonderful and immensely versatile family space, bathed in natural light and feeling wonderfully expansive. It retains charming character features that add warmth and appeal, including a comforting wood-burning stove equipped with a back boiler (efficiently heating the water), rustic exposed beams, and an open fireplace with a decorative tile surround in the lounge section. A magnificent bay with double doors opens directly onto the vast rear garden, creating a seamless link between indoor and outdoor living and perfectly framing those glorious, uninterrupted vistas across rolling fields and distant hills - a truly inspiring view for any family.

A door from the lounge leads to a hallway, where the main staircase gracefully ascends to the first floor. From this hall, a further door opens into a lobby. This lobby provides not only direct access to the garden, but also serves as the entrance to the annexe, offering an essential independent access point from the main house.

A truly exceptional feature of 1 Nox Bank is its recently completed and fully self-contained two-bedroom annexe. Accessed via the lobby, this modern space welcomes you into a capacious open-plan living, dining, and kitchen area. This contemporary sanctuary is flooded with light, with its bi-fold doors at the rear perfectly framing the breathtaking views beyond - a truly special feature for residents. These doors are complemented by bespoke fitted blinds, offering privacy and light control. The living area features an electric fire, providing a cosy focal point. The annexe kitchen is appointed with sleek grey modern shaker-style units and striking white quartz work surfaces, offering a high-end finish. Integrated appliances include a fridge, freezer, electric oven, hob, and extractor, alongside a practical grey composite sink positioned beneath a front-facing window. Critically, this entire open-plan living space benefits from the comfort and efficiency of electric underfloor heating. The annexe is completed by a spacious shower room with a walk-in shower, WC, and hand basin, and two comfortable double bedrooms that flow effortlessly from the main living area, ensuring a private and independent living space for family members.

At the top of the main staircase, the landing thoughtfully divides, offering distinct zones. To the right, you'll discover the luxurious master suite, a principal room designed for ultimate comfort and relaxation. This generous space provides ample room for sleeping, complemented by a dedicated dressing room for organised storage. Off the dressing room, the private en-suite shower room features a walk-in shower, hand basin, and WC, all finished to a high standard. This master retreat enjoys desirable dual-aspect views to the front, rear, and side, ensuring a bright and airy feel. A further comfortable double bedroom is ideally situated next to the master suite. To the left at the top of the stairs, you'll find three additional, generously sized double bedrooms, offering versatile accommodation for children, guests, or dedicated home office spaces. These are served by a well-appointed family bathroom, comprising a panelled bath with a shower over and glass screen, WC, and hand basin. A separate staircase then leads to a highly versatile hobby loft room, providing adaptable space perfect for a children's play area, a teenager's den, a private study, or simply additional storage.

The property is accessed via a beneficial right of way over a private track (belonging to Cruckton House), ensuring a secluded approach. Double timber gates gracefully mark the entrance to 1 Nox Bank, opening onto a substantial tarmacadam forecourt. This extensive area provides not just ample parking, but also generous turning space for multiple vehicles - a significant advantage for larger families. A detached workshop is conveniently located to your left, offering ideal space for hobbies, storage, or DIY projects. Thanks to thoughtfully placed stock fencing around the garden, the breathtaking views across the glorious countryside and towards distant Earl Hill can be appreciated from the very moment you arrive. A practical side gate and a 5-bar vehicle gate provide flexible access to the expansive rear garden. Immediately outside the property, a paved patio offers an ideal spot for al-fresco dining, family barbecues, or simply relaxing and taking in the views. The remainder of the garden is predominantly laid to lawn, bordered by mature trees on one side, presenting a versatile and exciting blank canvas for any keen gardener to create their dream outdoor haven, perfect for children's play or large-scale entertaining.

Council Tax Band: D (Shropshire Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

### **About the Area: Cruckton, Shrewsbury**

Cruckton is a picturesque village situated just under 5 miles south-west of Shrewsbury, offering the perfect blend of tranquil rural living with excellent accessibility to a bustling market town. Known for its open countryside and rolling hills, the area provides a peaceful escape, ideal for families seeking space and a connection to nature. Cruckton fosters a welcoming community spirit, providing residents with the best of both worlds: a peaceful village life with the convenience of a thriving town on its doorstep.

### **Connectivity & Amenities**

Despite its serene ambiance, Cruckton benefits from being a short drive to the A5, providing convenient road links to wider regional networks including the M54 towards Telford and the M6, and connections to major cities like Manchester and Birmingham. While Cruckton itself maintains a quiet, rural feel, the nearby amenities of Shrewsbury are extensive. The historic market town offers a diverse range of shops, from independent boutiques to well-known high street brands, alongside a vibrant selection of pubs, restaurants, and cultural attractions. Families will appreciate the excellent educational facilities available, including a choice of highly regarded state and private schools for all ages. The area is also well-served by recreational opportunities, with golf courses, sports clubs, and numerous walking and cycling routes through the stunning Shropshire countryside.

### **Services**

Oil fired central heating, mains water, mains electricity, private drainage. Fibre broadband

**Important Notice**

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

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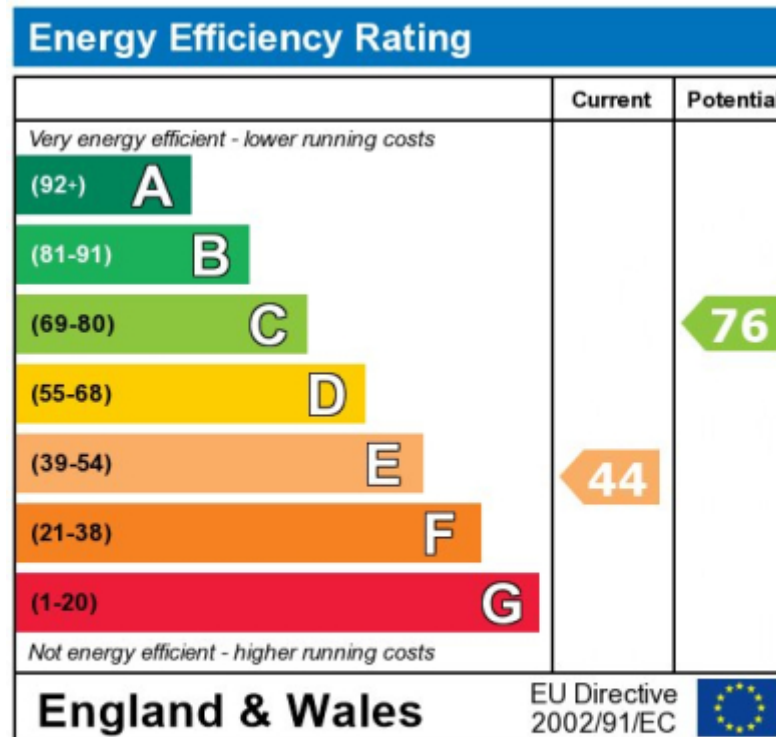




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13918701 Registered Office: ,





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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