



£625,000 Guide Price

Hillocks Cottage, Shrewsbury

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Impressive Detached Country Residence
- High-spec Modern Updates Throughout
- Breathtaking Sunroom with Spiral Staircase
- Stunning Newly-fitted Bespoke Kitchen
- Cosy Lounge with Log Burner
- Principal Suite with Private En-suite
- Secluded Private Road Location
- Beautiful Landscaped Gardens
- No Onward Chain

## Property Description

This impressive home effortlessly combines period character with a high-spec, modern refurbishment, offering a lifestyle of serenity and luxury. With a stunning newly-fitted kitchen, a breathtaking sunroom with a spiral staircase, and 4 beautiful bedrooms, this property is a true masterpiece.

## Main Particulars

Nestled on a secluded private road in the picturesque village of Snailbeach, Hillocks Cottage offers an escape to a life of peace and comfort. This impressive detached country residence seamlessly blends timeless character with meticulously executed modern updates, offering a lifestyle of tranquillity without sacrificing convenience. From the moment you turn onto the private road, you feel a sense of calm envelop you, a feeling of coming home to a place you can truly be proud of.

Hall | Kitchen/dining | Utility | Cloakroom | Lounge | Sunroom | Mezzanine | Four double bedrooms (2 with en-suite) | Bathroom | Double garage

Minsterley 3 miles, Shrewsbury 10 miles, Church Stretton 12 miles

As you arrive, a private tarmac driveway and a secure vehicular gate lead you towards the rear garden, while a separate pedestrian gate welcomes you into the beautifully landscaped front garden. A welcoming, covered porch leads to the front timber door, opening into a bright and inviting hallway. The owners have poured heart and soul into every corner of this property, with extensive improvements throughout. The hallway features clever, bespoke under-stairs storage, perfect for keeping shoes neatly tucked away.

Step straight ahead and you are greeted by the magnificent, newly upgraded kitchen/dining room. This space is a testament to high-spec design, featuring striking exposed timber beams and warm wooden flooring. An open archway creates a fluid transition from the spacious dining area to the kitchen, where style meets functionality. Sliding double doors flood the room with light and provide a seamless connection to the private rear garden.

The kitchen is a culinary dream, fitted with elegant cream shaker-style units and exquisite gold finishes on the handles and tap. A pristine white quartz worktop and a classic Belfast sink complete the look. Integrated Neff double ovens and a Neff dishwasher make cooking a breeze, while the central cream Rayburn stands as the heart of the home, providing warmth, hot water, and cooking capabilities. A timber window over the sink offers serene views of the garden. The adjacent dining area maintains the same refined aesthetic with matching storage units and open shelving, perfect for displaying your favourite items. A timber door from the kitchen leads to a practical utility room, which offers additional storage, space for laundry appliances, and a convenient stable-style door to the side of the house. From here, a stylish cloakroom with a navy vanity sink and gold accents provides a perfect finishing touch.

Back in the main hallway, a door to your right opens into the cosy lounge. This light-filled space is defined by its stunning floor-to-ceiling brick inglenook with an impressive oak beam and a charming Clearview log-burning stove, creating a perfect focal point for chilly evenings. Windows on either side ensure the room is always bright and airy. From the lounge, another door leads to the breath-taking dining room/sun room. This truly unique space is a showstopper, with a dramatic, double-height bay window stretching from floor to ceiling, complete with double doors that open onto the front garden. A fitted bar in the corner is ideal for entertaining, and a beautiful exposed brick wall adds to the room's character. A wrought iron spiral staircase ascends to the first floor, where an open mezzanine area, currently used as an office, overlooks the stunning bay window and enjoys the incredible natural light. With built-in storage, this versatile space could easily become a fifth bedroom.

Returning to the main hallway and taking the stairs to the first floor, you will find four generously sized bedrooms and the family bathroom. The principal suite is an

impressive haven of tranquillity, complete with exposed ceiling beams and a deep bay window with a timber sill, creating a perfect window seat to enjoy the views. Two Velux windows and an additional side window fill the room with light. A dedicated dressing area with sliding door wardrobes leads to a sophisticated en-suite, featuring warm stone tiled floors and walls, a walk-in shower with a rainfall head, a WC, a vanity basin, and a heated towel rail.

The luxurious family bathroom has been recently appointed with a freestanding double-ended bath, a WC, a vanity basin, and a heated towel rail, all complemented by elegant stone tiles. Two spacious double bedrooms offer fitted wardrobes and delightful views over the rear garden. The final, fourth bedroom is another large suite, complete with a fitted wardrobe and a newly fitted en-suite with a walk-in shower with a matt black rainfall head, a bidet, a wide vanity sink, and an illuminating mirror.

Outside, the property continues to impress. The rear garden is designed as a peaceful and low-maintenance retreat, featuring a substantial lawn and an Indian sandstone sun terrace, perfect for al fresco dining. A charming pergola with climbing wisteria adds structure and beauty. Crucially, the property benefits from close proximity to a magnificent 300-acre woodland, offering immediate access to nature walks and stunning scenery. The Indian sandstone paving wraps around the side of the property, connecting to a further terrace at the front. At the front, a double garage with power and lighting sits adjacent to the private, stone-walled garden, bordered by mature hedging. The tarmac driveway is supplemented by a brick-paved parking area, separated by a five-bar gate, and a lawned section.

Council Tax Band: E (Shropshire Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

### **Services**

Heating: Oil-fired Rayburn which provides central heating, hot water, and cooking. Mains water, drainage and electricity.

### **Recent Upgrades & Efficiency**

The current owner has extensively improved the property, including fitting a new kitchen, new utility room, new cloakroom/WC, new main bathroom, and a new guest en-suite. A new water tank with a pressurized system has been installed, and the oil tank has been newly relocated. The property also features a new tarmac driveway and newly laid Indian sandstone terraces.

### **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.

### **Money Laundering**

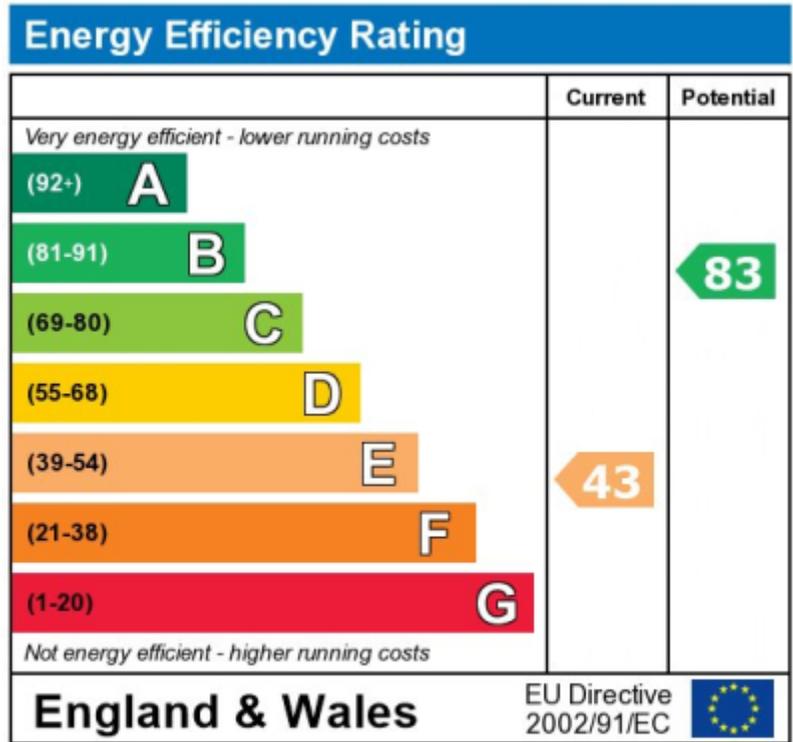
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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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