



Roger
Parry
& Partners

Tabertail Cottage, 14-15 Perkins Beach Dingle,
Stiperstones, Shrewsbury, Shropshire, SY5 0PE



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Offers In The Region Of £575,000

Beautifully presented four bedroom detached cottage, situated on a generous plot of approximately 1.1 acres or thereabouts, in the idyllic rural location of Stiperstones, surrounded by natural beauty. The property provides a high specification throughout while maintaining a rustic charm in keeping with a building of it's age. Enjoying open views of the surrounding countryside, wonderfully landscaped gardens. Viewing of this stunning home comes highly recommended.

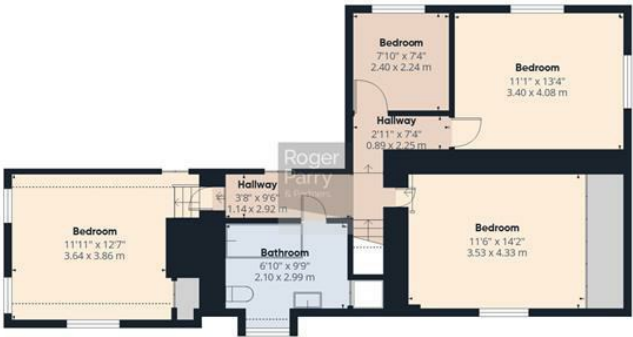




Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area⁽¹⁾

1686 ft²

156.8 m²

Reduced headroom

46 ft²

4.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Starting with the ground floor, this charming residence boasts a well-designed layout and a welcoming ambiance. The ground floor features spacious reception dining hall, two beautiful living rooms, a modern kitchen and side hall serving as utility too. There is also a ground floor WC and shower room.

Upstairs, you'll find four well-appointed bedrooms that offer comfort and tranquility. The first floor also includes a stylish bathroom. A jewel in the crown, the stunning amazing rural views.

Outside, the home shines with its breathtaking surroundings. There is a store adjoining the rear of the house and dog kennel. The property sits on a generous plot with well maintained paved patio and steps leading to the raised garden and adjoining paddock. Additionally, the property boasts a large driveway, remains of a former stone outbuilding requiring repair and potential to develop subject to necessary planning consent.

The property occupies a superb rural location in this magnificent valley amidst outstanding countryside and enjoying superb rural views. There is a shop/public house in the local village of Stiperstones with a wider range of amenities available at the larger village of Minsterley approximately 5 miles away. The property is some 15 miles from the county town of Shrewsbury.

Reception Hall

With tiled flooring and matching skirting, exposed ceiling timbers, radiator, exposed brickwork to wall with decorative fire surround. Door leading into

Living Room

With tiled flooring and matching skirting, deep window sill and window providing views to front, radiator, storage cupboard with twin opening Oak doors, exposed ceiling timbers and attractive brick fire surround housing log burner on raised tiled hearth. Door to

Sitting Room

With windows providing views to rear and side, two vertical radiators, oak flooring with matching skirting.

Kitchen Diner

From the reception hall, door leads into the Kitchen Diner, comprising of a range of modern oak fronted style wall and base units with built-in cupboards and draws, fitted worktops with inset sink and drainer unit with mixer tap over, eye level double oven and electric hob with extractor hood over, tiled flooring and matching skirting, integrated dishwasher and space for fridge freezer, vertical radiator, pantry with shelving, window with deep sill overlooking the front and further windows to side and rear. Door to

Side Hall / Utility

With plumbing and space for washing machine and tumble dryer with work surface over, wall cupboard, tiled walls, window to side and door.

Shower Room

Fitted with shower unit, wash hand basin and Wc. Heated towel rail and tiled surround to walls.

From the reception hall staircase leads to First Floor Landing with access to loft space and storage into eaves.

Bedroom

With window to front with delightful open aspect, vertical radiator and range of fitted wardrobes.

Bedroom

With windows to front and side with delightful open aspect, vertical radiator, storage into eaves and further storage cupboard.

Bedroom

With window to rear and side with delightful open outlook and radiator.

Bedroom

With window to rear and radiator.

Bathroom

Having panel bath, circular wash hand basin with taps and WC, window to front, tiled surround to walls, tiled flooring with under floor heating, heated towel rail. Door leading to airing cupboard with shelving.

Outside

Outside, the home shines with its breathtaking surroundings. From the lane, the property is accessed via a large driveway providing extensive off-road parking for a number of cars. The gardens which are situated to the front, side and rear comprise of established borders, good-sized lawned areas and generous paved sun terrace. The property benefits from a storage area, log store and dog kennel to the rear. Steps lead to the raised garden area which is mainly laid to grass with seating areas and gate leads to the adjoining paddock which is located to the side. The paddock is enclosed by a variety of fencing, there is also a gate from the lane providing access into the paddock. From the top of the paddock elevated views provide panoramic lovely countryside views. Additionally, the property boasts remains of a former stone outbuilding requiring repair and potential to develop subject to necessary planning consent. There is also grass area to the side of the lane.

General Notes

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water services are connected. There is septic tank drainage arrangements and oil central heating. We understand the Broadband Download

Speed is: Basic 2 Mbps. The current owners have advised that the property benefits from download speeds of up to 113 Mbps and upload speeds of up to 252 Mbps, as measured via <https://broadbandtest.which.co.uk>. Mobile Service: None/ Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



General Services:

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.