Roger Parry & Partners

Bank House Hinwood, Westbury, Shrewsbury, SY5 9PD

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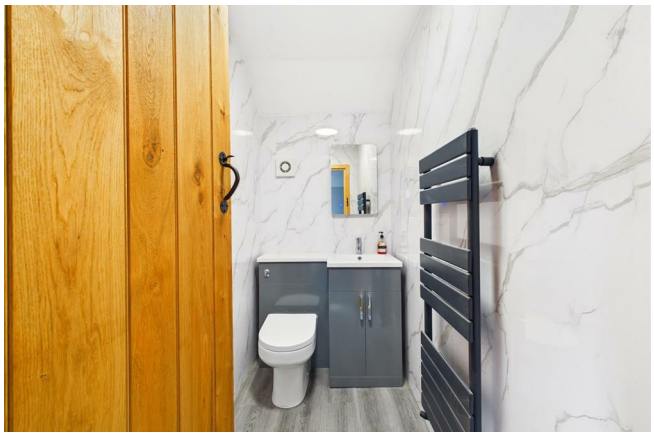
Offers In The Region Of £450,000

A charming, fully renovated detached cottage style former farmhouse occupying an outstanding location with glorious, elevated views over surrounding fields and countryside to the rear.
The property has undergone an extensive range of renovation and modernisation throughout by the present owners The property offers scope for further extension subject to planning. Accommodation presently comprising, sitting room, dining room, kitchen inner hallway and downstairs bathroom. upstairs there are three double bedrooms and further WC /cloakroom.

Outside the property has the benefit of newly constructed large timber framed triple carport, range of brick built traditional outbuildings consisting of studio/workshop, former stables with external staircase leading to storage room above. These offer potential for further development subject to the necessary permissions. There is also a small brick built garage come workshop The property has a large gravel forecourt to the front of the property providing extensive off-road parking with large patio area enjoying the fantastic views of the rear with further good size lawns situated to the side of the property.



Accommodation comprising uPVC glazed and panelled door to:

Sitting Room
14'3 x 15 (4.34m x 4.57m)
With wood Parque flooring, feature beam to ceiling, radiator, cast iron fire surround to open fireplace with raised. Power and lighting points. Door to built-in cupboard in closing LPG gas fired boiler supplied domestic water and central heating. uPVC double glazed window to the front overlooking courtyard with matching double French doors leading to rear gardens which enjoying spectacular elevated views out surrounding fields and countryside. From sitting room cottage style door to:

Dining Room
16'5 x 9'9 (5.00m x 2.97m)
With wood effect ceramic tiled flooring, power and lighting points, radiator uPVC double glazed window to the front overlooking courtyard, further large matching window with wood sill to the rear, enjoying lovely open outlook over surrounding fields and countryside. Archway through to

Newly Fitted Kitchen
10'4 x 10'9 (3.15m x 3.28m)
With range of shaker style units comprising ceramic Belfast style sink with mixer taps set into wood surfaces extending two wall sections with range of cupboards and drawers under with built-in dishwasher and built-in washing machine. Built in ceramic induction electric hob with stainless steel extractor hood above with eyelevel cupboards set to each side and further open wooden shelving. Further range of matching full length units to adjacent wall incorporating built-in electric oven and microwave with storage cupboard above below and built-in fridge freezer alongside. Feature vaulted ceiling with beams and wood affect ceramic tiled flooring. Extensive range of power and lighting points. uPVC double glazed window to the front with matching service door alongside. Further matching glazed and panelled service door to the rear enjoying lovely open outlook service surrounding fields and countryside.

From Sitting Room door to:

Inner Hallway
With staircase leading to first floor with useful built-in storage cupboards under. Radiator wooden Parque flooring. Inner hallway gives access to:

Refitted downstairs bathroom
7'6 x 6'3 (2.29m x 1.91m)
With contemporary white suite comprising, P shaped panel bath with double showerhead over and glazed side screen, vanity wash and basin with cupboards under and WC. Panelling to all walls. deep sill to uPVC double glazed opaque glass window to the front. extractor fan and marble effect tiled flooring.

Staircase leads to:

Landing
14'3 x 3'3 (4.34m x 0.99m)
With uPVC double glazed window to the rear enjoying outstanding elevated views surrounding fields and countryside power and recessed lighting points.

Landing gives access to bedroom accommodation comprising:

Bedroom One
14'7 x 9'9 (4.45m x 2.97m)
With radiator, power and lighting points, uPVC double glazed window to the front overlooking courtyard.

Bedroom Two
11 x 9'11 (3.35m x 3.02m)
With radiator, power and lighting points, uPVC double glazed window overlooking courtyard to the front with view over fields beyond.

Bedroom Three
11'7 x 8'7 (3.53m x 2.62m)
With radiator power and lighting points, feature beams, stairhead, and uPVC double glazed window to the front overlooking courtyard with fields in the distance.

Refitted Cloakroom
6'11 x 3'9 (2.11m x 1.14m)
With vanity wash hand basin with wall mounted mirror with built-in lighting point, WC, extractor fan. Panelling to walls and wood affect vinyl floor covering and ladder style radiator.

Outside Front
The properties is approached off the country lane through electrically operated double wooden gate leading onto large gravelled for court to the front of the property providing extensive off-road parking and extending down the left-hand side the property giving access to

Large Three Bay Timber Constructed Carport
With concrete flooring proving excellent vehicular storage Further small brick constructed garage/ workshop.

Garage/ Workshop
Further range of brick-built outbuildings consisting of single storey studio with power and lighting offering a multitude of uses. Adjoining former stable with original stalls. External staircase leading to loft room above. These buildings provide scope for further development subject to the necessary planning permissions.

Gardens and Grounds
From French doors of sitting room out onto large gravel patio extending across the width of the property enjoying outstanding elevated views over surrounding fields and countryside boarded by wooden post and rail fencing. Substantial lawns situated to the side of the property with LPG tank set to one corner, enclosed by variety of hedging and wooden wicker style fencing.

Agents Notes
A small parcel of ground situated to the side of the property has a legal right through the courtyard for access purposes. Please contact agents for further details.

General Notes
PHOTOS
Please note the photos used on this property advert were taken during July 2025

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

TITLE
We understand the title is listed as possessory title. We would recommend this is verified during pre- contract enquires.

SERVICES
We are advised that mains electric services are connected. We understand the property benefits from a private water supply via a borehole. The property also benefits from LPG gas and septic tank. We understand the Broadband Download Speed is: Basic 4 Mbps. Mobile Service: Good (outdoor only). We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

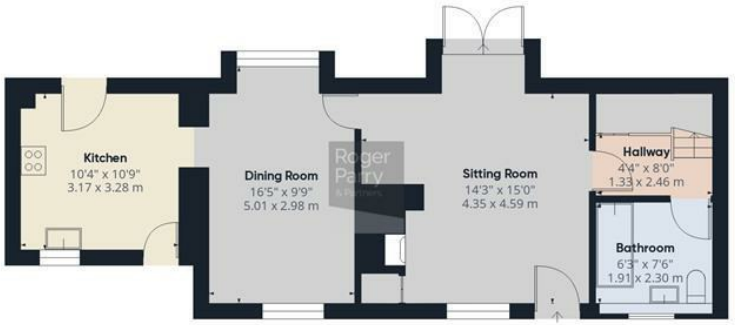
COUNCIL TAX BANDING
We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

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.

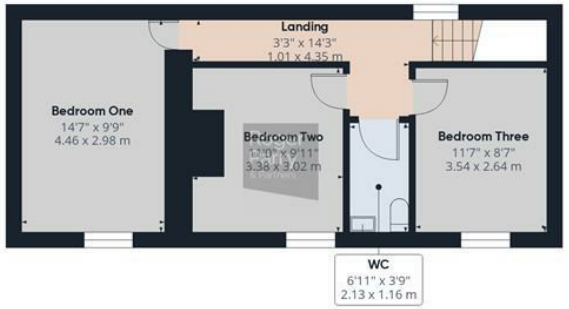
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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.

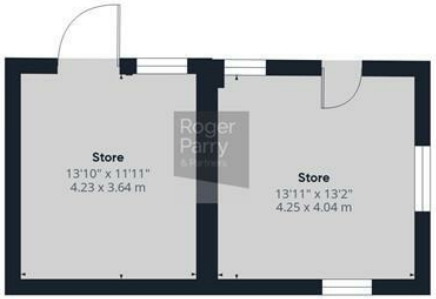
Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Floor 1 Building 2

Approximate total area(1)

1539 ft²

142.9 m²

Reduced headroom

36 ft²

3.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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General Services:

Local Authority: Shropshire County Council
Council Tax Band: D
EPC Rating: E
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.

Directions:

From Shrewsbury take the Montgomery Road to Westbury In the centre of the village turn left at the crossroads and continue out of the village for approximately a mile and Bank House is situated on the right hand side indicated by the for sale sign.

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

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 t o 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 s hould 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 b een 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.