



Roger  
Parry  
& Partners

Top House Lordstone, Minsterley, Shrewsbury,  
SY5 0HA



**Top House Lordstone, Minsterley, Shrewsbury, SY5 0HA & Paddock  
Offers In The Region Of £280,000**

A two bedroom detached cottage providing well proportioned accommodation that requires an extensive scheme of modernisation and improvement, set in a generous plot with an adjoining paddock, located in the most idyllic, rural locality. Set in all approximately 0.82 acres or thereabouts.



The property occupies a most attractive position, which following some external groundworks would offer some stunning and far reaching views. The area is renowned amongst country lovers and walkers alike, with access along numerous adjoining country lanes and public footpaths. Within close proximity are the villages of Pontesbury and Minsterley, both offering a range of amenities including primary and secondary schools, restaurants, public houses, dental and medical practices. Commuters will be pleased to note there is ready access through to the county town of Shrewsbury, with excellent leisure and social amenities. The A5 provides further road links through to the M54 motorway and onto Telford.

Top House is a truly individual period part stone detached cottage set in a beautiful rural locality. The property requires an extensive scheme of renovation and improvement works throughout, allowing all purchasers an excellent opportunity to introduce their own ideas and tastes. The ground floor comprises a Entrance hall, living room, dining room, kitchen and bathroom. To the first floor there are two double bedrooms. It should be noted that the first floor accommodation will provide a stunning outlook with far reaching views. The former gardens have not been maintained for a number of years and are now heavily cropped with trees. These require a comprehensive scheme of landscaping and offer huge potential to future buyers.

### **Entrance Hall**

### **Living Room**

Lounge - With window to rear, fire surround and hearth with potential for log burner.

### **Dining Room**

With window to rear and brick fire surround. Door to storage cupboard. Door to Inner Hall.

### **Kitchen**

Providing a range of base level storage cupboards with work surface area over and stainless sink unit and drainer. Window and door to rear.

### **Ground floor Bathroom**

With panelled bath, wash hand basin, Wc, window to front and part tiled walls.

Stairs rise from Entrance Hall to First Floor Landing - with window to front.

### **Bedroom**

With window to rear and fire surround.

### **Bedroom**

With window to rear and storage cupboard.

### **Outside**

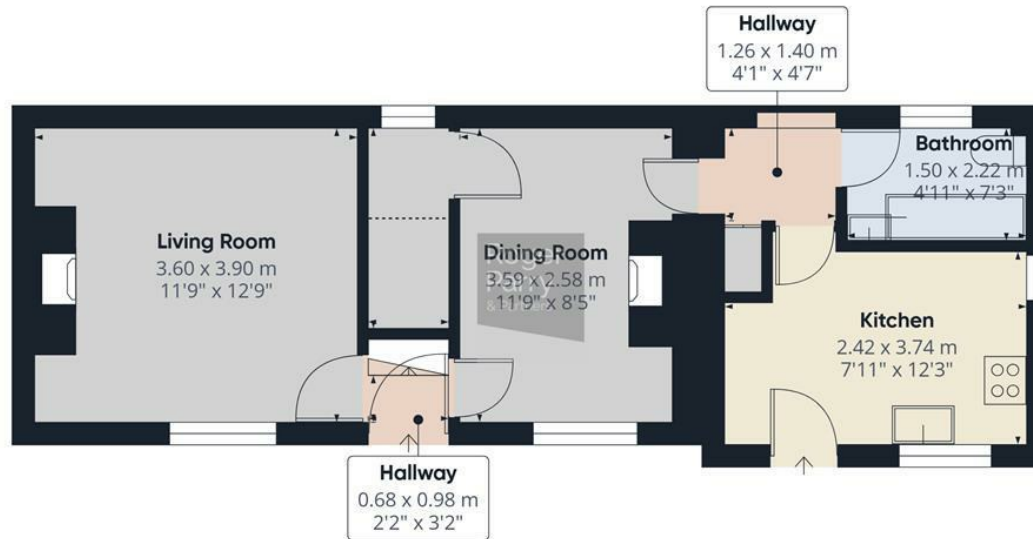
The property is approached off the road and offers potential for a driveway leading to a detached garage. The overall plot size is approximately is 0.82 acres or thereabouts.

Gardens - The gardens are of particularly generous size but require extensive landscaping and maintenance. The gardens are overgrown and contain a large number of trees and shrubs.

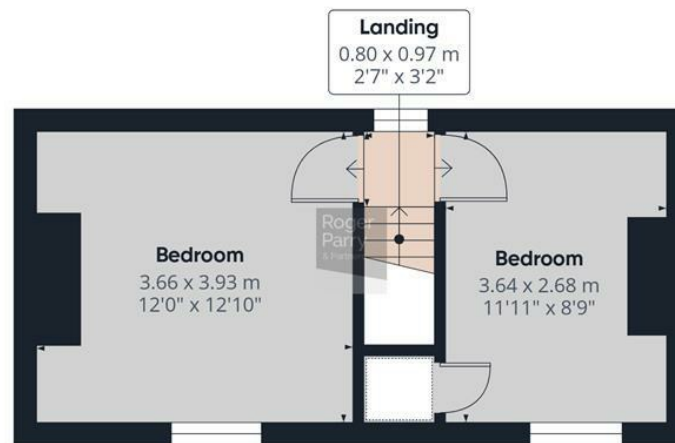
Paddock - Please note there is a public footpath located within the boundary and is positioned at the end of the paddock.

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



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

64.8 m<sup>2</sup>  
697 ft<sup>2</sup>

Reduced headroom

1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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**Council Tax Band:** C**EPC Rating:** G TBC**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 town centre proceed west along the A488 signposted Bishops Castle. Continue through the villages of Hanwood and Pontesbury and on arrival at Minsterley take the left turn at the roundabout signposted to Bishops Castle. Continue through Plox Green and commence up the Hope Valley. Take the first available right turn signposted Bentlawnt, follow this lane to a crossroads and turn left into the hamlet. Continue up the bank, then take the right turn signposted Lordstone. Proceed along and the property will be identified on the righthand side, clearly identified by a Roger Parry and Partners For Sale board.

**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 to a 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. 7. The property is being sold by a professional attorney who has no personal knowledge about it.