

Town & Country

Estate & Letting Agents



Hawkridge Underhill Lane, Pant, SY10 9RB

Offers In The Region Of £395,000

WITH NO ONWARD CHAIN!! A substantial and versatile property offering spacious and well-presented accommodation, including a welcoming vaulted entrance hall, generous reception areas, a well-appointed oak kitchen and useful utility facilities. The property also benefits from a balcony, fitted bedrooms, well-equipped bathroom and shower facilities, together with excellent storage. A particular feature of the property is the significant potential to create a ground-floor self-contained annexe or Airbnb/short-term letting accommodation, subject to any necessary planning permissions, building regulations and other relevant requirements. This versatile space could provide an ideal opportunity for multi-generational living, guest accommodation or an additional income stream. Externally, the property boasts a generous block-paved driveway and turning area providing ample parking, a timber garage and beautifully established large gardens with mature shrubs, lawns and established fruit trees. An impressive and adaptable home offering generous living accommodation, attractive grounds and exciting potential for a ground-floor annexe or short-term letting opportunity.

Directions



From our Willow Street office proceed out of town before turning left onto Welsh Walls. Follow the road around, turn left at the junction and proceed to the traffic lights. Turn right and head towards Morda. Proceed through Morda and turn right when reaching the bypass. Continue along until reaching the village of Pant. Proceed along passing the old Cross Guns pub on the right. After approximately 200 metres turn right onto Underhill Lane. Follow the lane around where the entrance to the property will be found on the left hand side.

Accommodation Comprises;

Porch

The property is approached via a welcoming front porch, featuring a traditional quarry-tiled floor and external lighting.

Hallway



Accessed via a front door with a glazed side panel, the large L shaped welcoming hallway features a vaulted ceiling, quarry-tiled flooring and a Velux window, creating a bright and spacious entrance. Further benefits include oak-effect stripped flooring, a radiator and three useful cloak cupboards.

Additional Photo



Shower Room



The shower room features a front-facing window, wash hand basin, WC and shower cubicle with an electric shower. Further benefits include vinyl flooring and a radiator.

Bedroom Three 9'0" x 9'3" (2.76m x 2.83m)



The room benefits from windows to both the front and side, providing plenty of natural light, together with a radiator.

Bedroom Four 9'5" x 9'0" (2.88m x 2.75m)



The room benefits from a window to the side, providing plenty of natural light, together with a radiator.

Lounge 20'4" x 14'4" (6.21m x 4.39m)



The spacious room features a side-facing window and patio doors opening onto the balcony overlooking the garden and views. A striking marble feature fireplace with an open fire provides an attractive focal point, complemented by wall lighting, a radiator and dado rail. A picture window provides a pleasant outlook into the hallway.

Additional Photo



Dining Room 13'9" x 12'5" (4.2m x 3.8m)



The dining room has a radiator and a window to the rear with superb views.

Kitchen/ Breakfast Room 16'7" x 13'9" (5.05m x 4.19m)



The large kitchen/ breakfast room features windows to the rear and side with great, far reaching views, a comprehensive range of oak wall and base units, complemented by display cabinets and an eye-level double oven. Further appliances include a ceramic hob with integrated extractor fan, integral dishwasher and integrated fridge/freezer. A one-and-a-half bowl sink with drainer and mixer tap is set within the worktop, with part-tiled walls, a radiator and ample storage completing the room.

Additional Photo



Utility Room 6'9" x 9'6" (2.07m x 2.91m)



The well-appointed utility area features a side-facing window, sink unit and a convenient door providing access to the side of the property. There is plumbing and space for both a washing machine and dishwasher, together with useful access to the roof space via a hatch. Stairs provide access down to the ground floor accommodation.

Bedroom One 10'5" x 12'4" (3.20m x 3.77m)



The bedroom features a front-facing window providing an abundance of natural light, together with fitted bedroom furniture, a useful built-in cupboard and radiator.

Bedroom Two 9'8" x 11'1" (2.95m x 3.38m)



The second room benefits from a front-facing window, providing natural light, together with a radiator.

Family Bathroom 8'11" x 9'11" (2.73m x 3.04m)

The well-appointed bathroom features a front-facing window, wash hand basin set within a vanity unit, panelled bath and separate shower cubicle. Further features include a WC and bidet, vinyl flooring, part-tiled walls, recessed ceiling spotlights and a useful built-in storage cupboard. A radiator completes the room.

Ground Floor

This versatile area offers excellent potential for conversion into a self-contained annexe or short-term letting accommodation, subject to any necessary planning permissions and regulations.

Lounge/Dining Room 19'5" x 13'2" (5.92m x 4.02m)



The room benefits from a rear-facing window providing natural light, together with a radiator and useful under-stairs storage cupboard.

Double Garages 26'11" x 19'10" (8.22m x 6.07m)



The property benefits from a spacious integral double garage, accessed via two up-and-over doors, with power and lighting installed.

Cloakroom

The cloakroom benefits from a rear-facing window, wash hand basin, WC and easy-to-maintain vinyl flooring.

To the Front



The property is approached via a generous block-paved driveway, with gated access providing ample parking and leading down the side and around to the rear of the property. The front garden is predominantly laid to lawn and complemented by a selection of mature shrubs, with a useful garden shed situated to the side.

To the Rear



To the rear, an expansive block-paved turning and parking area provides excellent space for several vehicles, complemented by a substantial timber garage/ workshop with double doors. The beautifully established large gardens are predominantly laid to sweeping lawns and enhanced by mature shrubs and a selection of established fruit trees, creating a private and attractive outdoor setting. A timber garden shed and discreet composting area provide practical additional storage and facilities. The property enjoys great views to both sides with the Llanymynech rocks acting as a stunning backdrop.

Additional Photo



Additional Photo



Additional Photo



Views From The Rear



Services

The agents have not tested the appliances listed in the particulars.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band E.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards -

Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

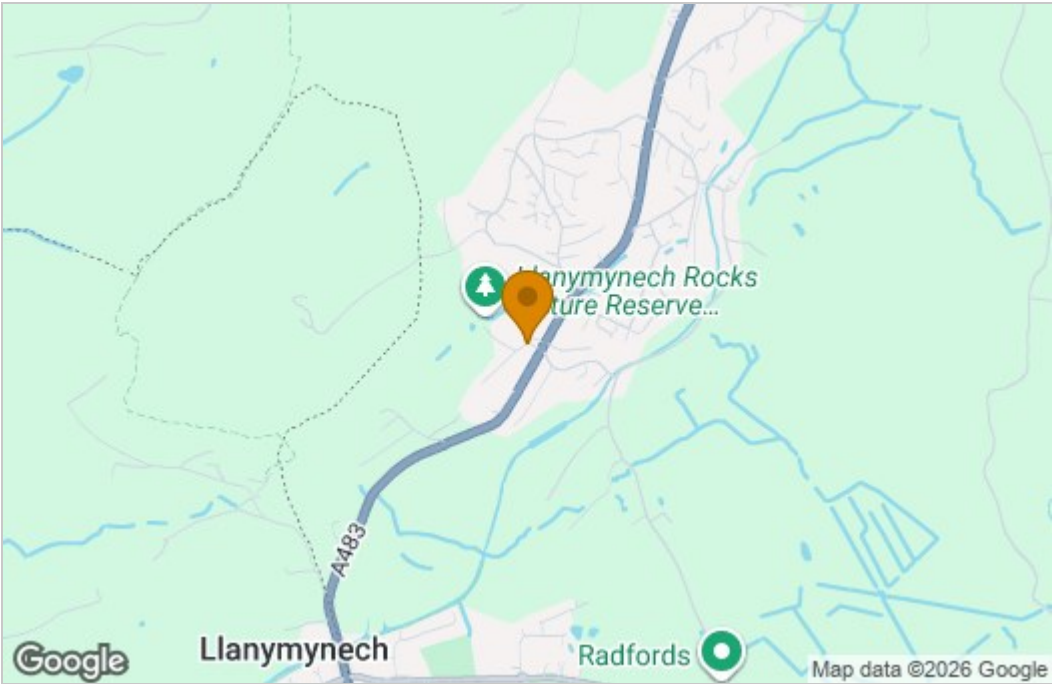
Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

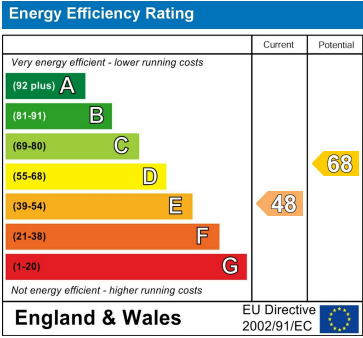
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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