



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Saracens, Shrewsbury Road, Hadnall, Shrewsbury,
SY4 4AG**

£475,000 Region

To view this property please call us on **01743 236 800** Ref: C7109/DE/KQ

A large, partly converted, three storey, Grade II Listed, detached house.

A large three storey, Grade II Listed, detached house, a former Bistro pub and B& B, now partly converted to a single private residence, but also having the benefit of planning permission for conversion to five self-contained apartments.

Much of the interior has been renovated to a high standard, in the anticipation of converting it into a single private residence and affords beautifully proportioned rooms. Planning Permission has been obtained (Planning Ref: 19/04336/LBC) for conversion of the property to five self-contained apartments offering an attractive alternative development opportunity.

The property is situated in the centre of the village of Hadnall, approximately 5 miles north of Shrewsbury with local amenities close to hand and is very well placed for access to all parts of north Shropshire and Cheshire, with good shopping facilities to the north of Shrewsbury and an easy route to Telford and the M54.



INSIDE THE PROPERTY

RECEPTION HALL

Oak meter cupboard
Understairs store cupboard

RECEPTION ROOM 1 (shown as Kitchen)

16'4" x 18'6" (4.98m x 5.64m)
Fireplace

LIVING ROOM

21'0" x 15'9" (6.40m x 4.80m)
Brick fireplace
Door to enclosed side patio
French double doors to:

DINING ROOM

23'2" x 15'7" (7.06m x 4.75m)
A lovely room with high beamed ceiling
Windows overlooking rear and side
French doors to garden
Well with glazed cover and access to Cellar.

INNER HALLWAY

12'9" x 12'10" (3.89m x 3.91m)

CLOAKROOM

WC

STUDY

10'3" x 10'10" (3.12m x 3.30m)
Oak flooring

KITCHEN

12'7" x 12'6" (3.84m x 3.81m)
Partly fitted with Bespoke oak units
Boiler room housing twin Worcester gas fired central heating boilers
Door to garage

DOUBLE GARAGE

18'8" x 16'1" (min) (5.69m x 4.90m (min))
Twin up and over doors

STAIRCASE rising from the garage to:

BEDROOM

EN SUITE SHOWER ROOM

STAIRCASE with oak balustrade from hall to CENTRAL LANDING

STUDY 2

16'5" x 8'2" (5.00m x 2.49m)
Range of Bespoke oak fittings incorporating an L shaped desk, cupboards and shelves
Oak flooring

MASTER BEDROOM SUITE

DRESSING ROOM / BEDROOM 3

12'4" x 8'4" (3.76m x 2.54m)

BEDROOM

25'11" x 13'4" (7.90m x 4.06m)
Lantern light
Windows

EN SUITE WET ROOM

Fully tiled walls and floor
Shower unit with body jets
Vanity unit with wash hand basin, wc

ADDITIONAL DRESSING ROOM

11'3" x 13'1" (3.43m x 3.99m)
Fitted cupboards
Door to roof area.

BEDROOM 2

21'0" x 16'1" (maximum overall) (6.40m x 4.90m (maximum overall))
Three windows

EN SUITE SHOWER ROOM

STAIRCASE continue to SECOND FLOOR LANDING with an airing cupboard

BEDROOM 4

16'1" x 10'4" (4.90m x 3.15m)

EN SUITE SHOWER ROOM

BEDROOM 5

16'0" x 10'3" (4.88m x 3.12m)

EN SUITE SHOWER ROOM

BEDROOM 6

16'7" x 10'5" (5.05m x 3.18m)

EN SUITE SHOWER ROOM

BEDROOM 7

11'0" x 8'2" (3.35m x 2.49m)
Built in wardrobe

EN SUITE SHOWER ROOM

OUTSIDE THE PROPERTY

The property is approached over drive to the side with tarmacadam driveway leading to the Double Garage.

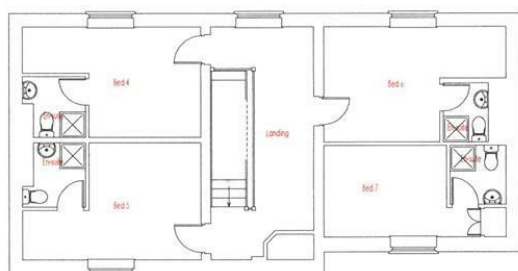
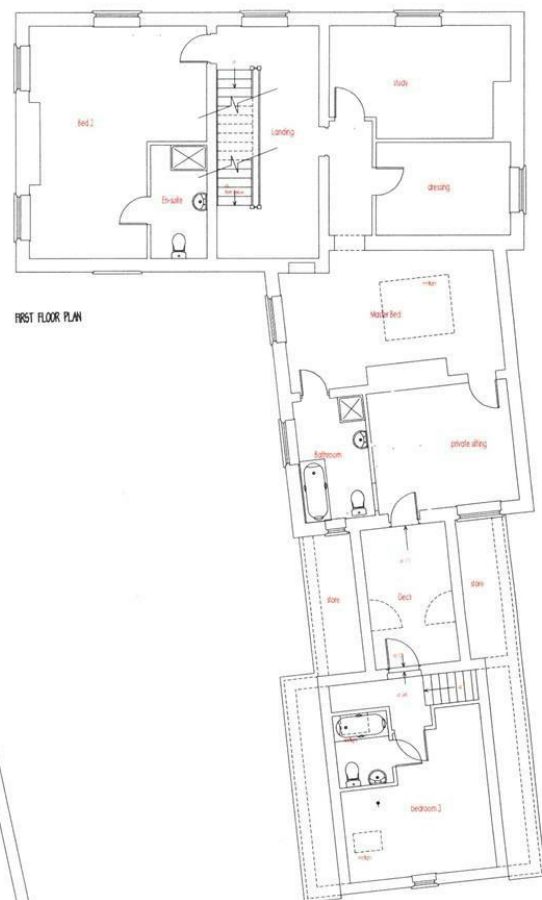
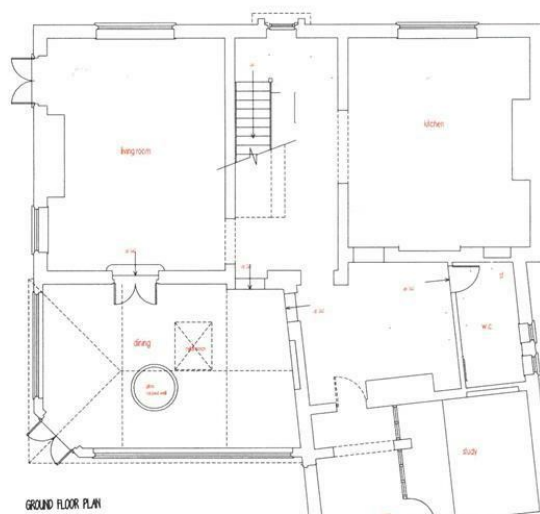
There are gardens to the side and rear of the property with paved areas enclosed by old sandstone walls.







FLOOR PLANS ...



SECOND FLOOR PLAN
FLOOR PLANS AS EXISTING
SCALE 1:100

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, take the A49, proceed into the village of Hadnall, where the property will be found on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected, or available.

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

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 should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA
Tel: 01694 724700 | Fax: 01743 248671



www.millerevans.co.uk | homes@millerevans.co.uk