



Holters

Local Agent, National Exposure

4 Mount View, Hope Bowdler, Church Stretton, SY6 7DB

Offers in the region of £325,000



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Could this be the perfect family home? Spacious & beautifully presented accommodation - tick! 3 bedrooms - tick! Large rear garden - tick! Off road parking - tick! No upward Chain - tick! Distant views over surrounding countryside - tick! Backing onto fields - tick! Village setting, approx. 1.5 miles from Church Stretton town centre - tick! Easy access onto footpaths & bridleways - tick!

Key Features

- Newly Modernised, Semi-Detached House
- Beautifully Presented Accommodation
- 3 Bedrooms
- 2 Reception Rooms Inc. Open-Plan Kitchen Diner
- Large Rear Garden & Off Road Parking
- Backing onto Open Countryside
- Stunning Front & Rear Views of Surrounding Hills
- Available with NO UPWARD CHAIN
- Easy Access to Footpaths & Bridleways
- Edge of Popular Village Just Outside Church Stretton

The Property

Introducing No.4 Mount View, which is a recently modernised, semi-detached house located on the edge of the sought-after village of Hope Bowdler in an Area of Outstanding Natural Beauty (AONB) at the foot of Caer Caradoc with easy access to many footpaths, trails and bridleways, surrounded by the Shropshire Hills and glorious countryside and approx. 1.5 miles from Church Stretton town centre with its railway station, schools and many independently owned shops and facilities.

A perfect family home or perhaps ideal for downsizing purchasers looking to be closer to Church Stretton's amenities, whilst also enjoying semi-rural village life, No.4 Mount View was originally built circa 1930's and has been upgraded by the current owner within recent years. Relatively efficient to heat and run, the property benefits from Air Source heating, UPVC double glazed windows and external doors, cavity wall insulation, as well as good levels of insulation within the loft, which subject

to all necessary permissions, could be converted to create further accommodation if required.

Available to purchase with no upward chain, this spacious, beautifully presented property offers 3 bedrooms, 1 bathroom and 2 reception rooms, which includes an open-plan kitchen diner. In addition, there is a useful utility, a number of store rooms and a downstairs W.C, while outside there is off road parking and a large rear garden, which backs directly onto countryside. From the property, distant panoramic views to both front and back can be enjoyed across the surrounding hills.

Inside, the accommodation spans across 2 floors and is made up of an entrance hall with stairs rising off to the first floor, a sizeable living room, a light and airy kitchen diner complete with a breakfast island and 'Quartz' worktops, a rear hall which is perfect for hanging boots and coats, a downstairs W.C, boiler room, useful utility and an additional storage room. Doors from both the rear hall and storage room lead outside. Upstairs, a landing area provides access to the loft space and has separate doors leading into the modern bathroom and 3 bedrooms to include 2 large doubles and a good-sized single. All 3 bedrooms benefit from countryside views, while bedroom two also has a built-in cupboard.

Outside, the property has off road parking for 1 vehicle with the potential to create more if required. Additional unrestricted parking is available directly out front. There is a lawned and gravelled frontage, while a side gate

allows access out to the large rear garden, which has well-defined fenced boundaries and a hardstanding area in the far corner, which is a perfect spot for a shed, summerhouse or a patio seating area, whilst enjoying views over the adjoining field. Mainly laid to lawn, the rear garden is a blank canvas for horticultural enthusiasts to get stuck into or ideal for children or pets to run around and play in.

The Location

No.4 Mount View occupies an elevated position on the edge of the idyllic, sought-after village of Hope Bpwdler which is nestled between the picturesque Shropshire Hills and Wenlock Edge. The area is renowned for its outstanding natural beauty (AONB) and is a haven for nature enthusiasts and those of an active disposition. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see., the area is popular with walkers and cyclists and present a variety of outdoor pursuits.

Hope Bowdler is a welcoming and friendly village and embraces the 'laid back' lifestyle. Primarily an agricultural based community Hope Bowdler is made up largely of period residential homes and farms, but does offer facilities to include a village hall and a church, St. Andrew's, while a vast range of recreational and educational facilities are available in nearby Church Stretton town centre, which is located approximately 1.5 miles away.

Church Stretton is a small market town with a population of around 4500. The town is also fondly referred to as 'Little Switzerland' and is a paradise for



walkers scaling the peaks of the Shropshire Hills including Caer Caradoc, The Ragleth and the Longmynd and has direct access to over 20 square miles of National Trust land. The town centre boasts many coffee shops, quintessentially English tea rooms, cafes, restaurants, bars and public houses. Quaint little shops selling anything from brick-a-brac, to flowers, sweets, handmade chocolates, ice cream, vintage clothing, gifts, jewellery and so much more. On a more practical level, you also have some fantastic day to day facilities. A doctor's surgery, 2 dentists, a leisure centre with swimming pool, a Primary and Secondary school, a library, tourist information centre, garages, petrol station, Co-op Supermarket, Family Shopper Convenience store, takeaways and many other local businesses and independent stores. There are various bus routes taking you to surrounding towns and villages meaning you are as connected as you can be, not to mention the train station which runs on the Welsh Marches and Heart of Wales lines and provides regular access to Shrewsbury, Ludlow and beyond.

Heating
Air Source heating.

Services
We are informed the property is connected to mains services.

Tenure
We are informed the property is of freehold tenure.

Council Tax
Shropshire Council - Band B.

Nearest Towns
Church Stretton - Approx. 1.5 Miles
Craven Arms - Approx. 9 Miles
Much Wenlock - Approx. 11 Miles
Shrewsbury - Approx. 13 Miles
Bishops Castle - Approx. 14 Miles
Ludlow - Approx. 16 Miles
Bridgnorth - Approx. 18 Miles

Broadband
Enquiries indicate the property has an estimated fibre broadband speed of 73MB. Interested parties are advised to make their own enquiries.

What3words
remit.apart.promise

Agents Note
This property is owned by an employee of Holters Estate Agents.

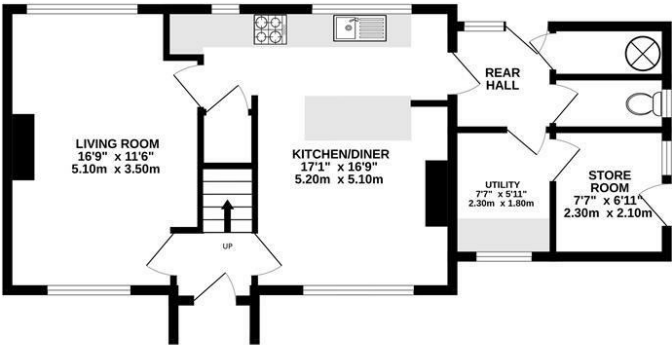
Referral Fees
Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Money Laundering Regulations
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

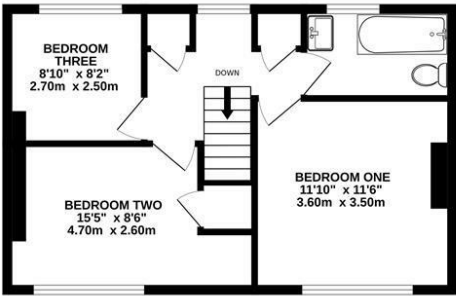
Wayleaves, Easements and Rights of Way
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection
Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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