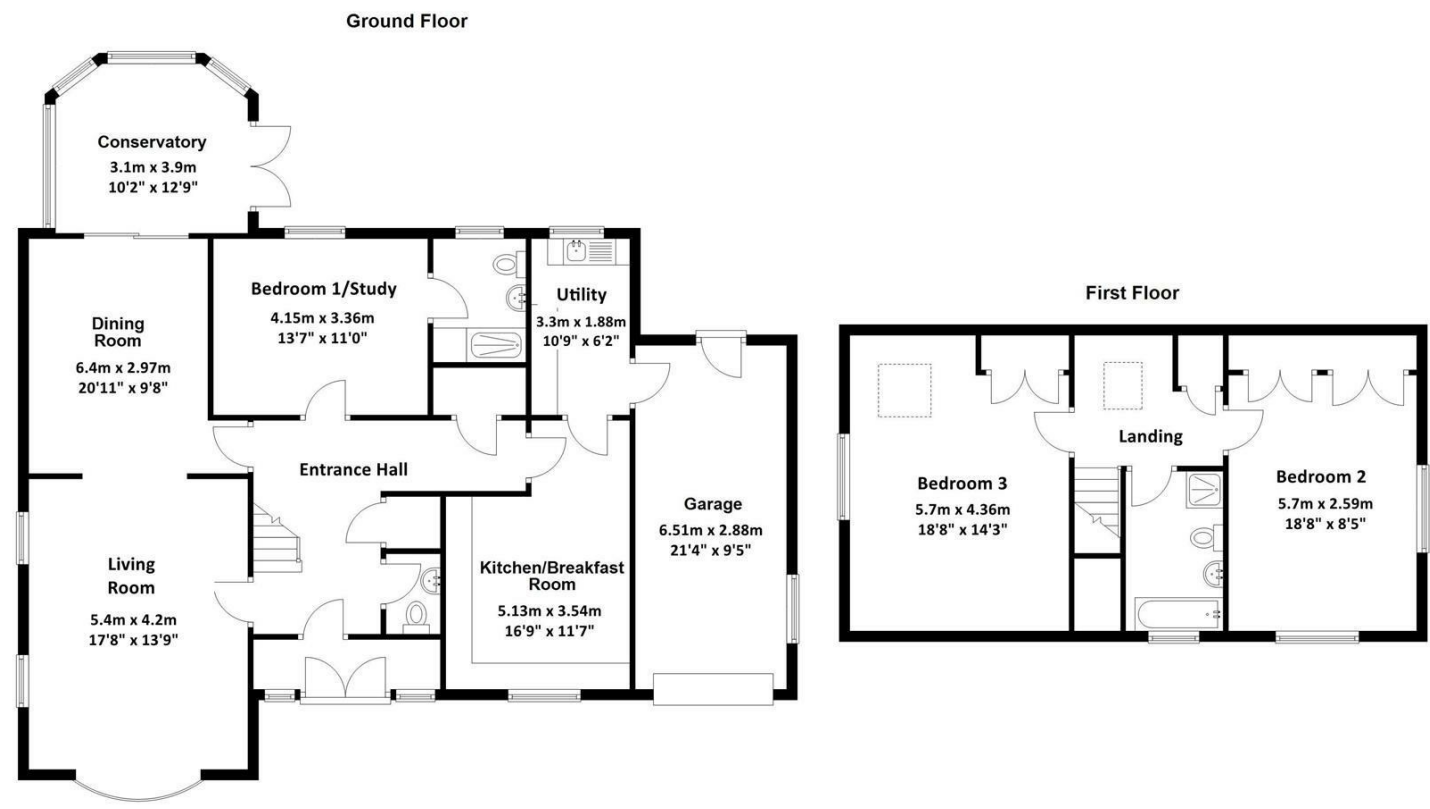


FOR SALE

Gwenyn, Wall-Under-Heywood, Church Stretton, SY6 7DU



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007. Plan produced using PlanUp.

FOR SALE

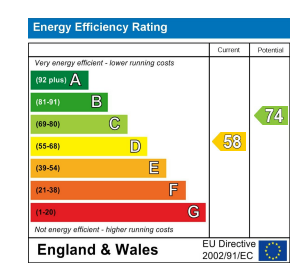
Offers in the region of £460,000

Gwenyn, Wall-Under-Heywood, Church Stretton, SY6 7DU

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An appealing and deceptively spacious detached home providing 3 double bedrooms including a ground floor en-suite, family bathroom, two receptions, conservatory, kitchen, utility, hall, WC and single garage. Set in pleasant and private gardens to front and rear.

All situated in a peaceful village setting amidst an area of outstanding natural beauty.



01588 638 755  
**Bishops Castle Sales**  
 33b Church Street, Bishops Castle, Shropshire, SY9 5AD  
 E: bishopscastle@hallsgb.com



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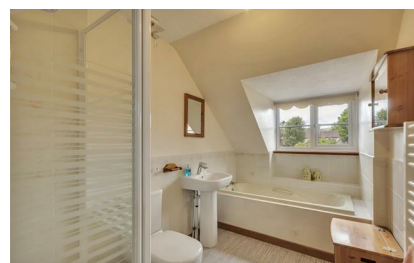
2 Reception Rooms



3 Double Bedrooms



2 Bath/Shower Rooms



- 3 double bedrooms, ground floor en-suite
- Family bathroom, utility, hall, separate WC
- Kitchen, living room, dining room
- Conservatory, single garage
- Set in pleasant, private gardens to front and rear
- Situated in a peaceful village setting

#### GENERAL REMARKS

Occupying a good sized plot on this peaceful cul de sac, in this equally peaceful, rural hamlet, Gwenyn provides deceptively spacious and well planned accommodation, suitable for a variety of family situations. Its flexible living quarters include a ground floor bedroom with en-suite shower room, whilst two further double bedrooms are accessed from a large landing together with the family bathroom. The sitting room, with a wood stove, has an archway through to the dining room with sliding doors into the conservatory which overlooks the private rear gardens. Off the hall is a separate WC and kitchen which leads into the utility and access to the single attached garage.

Outside to the front, is a sizeable gravelled parking area with an edging lawn with a particularly private rear garden laid to lawn with edging borders.

#### SITUATION

Gwenyn stands in a private cul de sac of five individual homes which sits in the heart of this delightful country village, adjoining the South Shropshire Hills and the Wenlock Edge which is an area of Outstanding Natural Beauty and a magnet for walkers and cyclists. Wall Under Heywood is a lovely rural hamlet with its own village hall, nearby church and primary school with a play area and tennis court. Cardington, with its popular inn, is just one mile away, whilst Rushbury and Longville are a few minutes drive. The larger towns of Church Stretton with its eclectic range of shops and train station and Much Wenlock, Bridgnorth and Shrewsbury, are within comfortable driving distance.

#### ACCOMMODATION

The accommodation is more particularly described as follows:

#### ENCLOSED PORCH

8'6" x 3'7" (2.6m x 1.1m )  
With quarry tiled floor.

#### ENTRANCE HALL

With fitted carpet, radiator, staircase and doors to two storage cupboards.

#### SEPARATE WC

6'10" x 3'3" (2.1m x 1.0m )  
With WC and wash basin.

#### LIVING ROOM

17'8" x 13'9" (5.4m x 4.2m )  
With fitted carpet, brick fireplace with Morso log burner, radiator, triple-glazed windows to front and side and archway into:

#### DINING ROOM

20'11" x 9'8" (6.4m x 2.97m)  
With fitted carpet, radiator and sliding doors into:

#### CONSERVATORY

10'2" x 12'9" (3.1m x 3.9m)  
With glazed panels to three sides on a low brick wall, tiled floor, ceiling fan and light and door to outside.

#### BEDROOM 1/STUDY

13'7" x 11'0" (4.15m x 3.36m)  
With fitted carpet, radiator and triple-glazed window to the garden

#### EN-SUITE SHOWER ROOM

8'8" x 5'6" (2.65m x 1.69m)  
With vinyl floor, radiator, tiled corner cubicle with mixer shower, wash basin and WC.

#### KITCHEN

16'9" x 11'7" (5.13m x 3.54m)  
With stainless steel sink unit, range of work surfaces with timber faced base and wall units, Ignis four ring hob and eye level double oven, triple-glazed window to the front, radiator and floor tiles.

#### UTILITY

10'9" x 6'2" (3.3m x 1.88m)  
With stainless steel sink unit, tiled floor, 'Mistral' oil central heating boiler, base and wall cupboards and door to:

#### GARAGE

21'4" x 9'5" (6.51m x 2.88m)  
Attached with up and over door, concrete floor, power and light and door to rear gardens.

A staircase rises from the entrance hall to the First Floor Landing with store cupboard and under eaves store, roof light and door to:

#### BEDROOM 2

18'8" x 8'5" (5.7m x 2.59m)  
With fitted carpet, dormer window and gable windows, radiator, large fitted wardrobe and eaves store.

#### BEDROOM 3

18'8" x 14'3" (5.7m x 4.36m)  
With fitted carpet, gable window and rooflight, large fitted wardrobe and eaves storage.

#### OUTSIDE

The property is approached over a private tarmac drive onto a gravelled parking forecourt to the front of the house and garage. Lawned area to one side and pathway past the garage and oil tank to the rear patio and pleasant lawn gardens with edging, raised border retained by a dwarf brick wall.

#### SERVICES

Mains water, electricity and drainage. Oil central heating. Wood burner and triple-glazing.

NOTE: None of the services or installations have been tested by the Agents.

#### VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

#### DIRECTIONS

From Church Stretton head east on the B4371 road towards Much Wenlock. Continue on this road for 4 miles, through Hope Bowdler and when you enter Wall Under Heywood turn right immediately after The Plough and take the first left and Gwenyn is straight in front of you. What3Words - deaf.parading.tougher

#### MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.