

**FOR SALE**

Offers in the region of £435,000

Homefield and Little Homefield Gretton, Cardington, Church Stretton, SY6 7LB

A most appealing detached country house (subject to an Agricultural Occupancy Restriction), with scope to modernise, having gardens, separate one bedroom bungalow annexe/holiday let and approx 1.83 acre paddock, in a stunning and unspoilt rural location, set slightly elevated with panoramic views of the surrounding countryside and hills.



MILEAGES: Cardington 0.8 miles, Church Stretton 6.2 miles, Much Wenlock 9.7 miles and Shrewsbury 12.5 miles. All mileages are approximate.



- **Detached Country House**
- **Agricultural Occupancy Restriction**
- **1 Bed Bungalow Annexe (No Restr.)**
- **Grazing Paddock & Shelter**
- **Lovely panoramic views**
- **In All About 1.83 acres**

DIRECTIONS

From Shrewsbury take the A49 Church Stretton Road. On reaching Leebotwood turn left signed Cardington. Follow this road up to the next direction then turn right again for Cardington. This lane then leads you all the way through the village of Cardington. Carry on through and out at the other end. On reaching the next turning signed Chatwall proceed up this lane and then at under a mile the property will be seen on the left.

SITUATION

The property is positioned about one mile outside the village, adjoining open farmland with stunning views. Cardington is well known for its particularly impressive period buildings, many of which are built of local stone and also includes a pub. Church Stretton offers a range of shops, leisure facilities, school and rail service. Shrewsbury and Ludlow are readily accessible and offer more comprehensive amenities. The local area is known for its outstanding natural beauty and is particularly popular amongst walkers.

DESCRIPTION

Homefield and Little Homefield offer a rare opportunity in the market to acquire a particularly versatile country property including the main farmhouse house, a separate bungalow annex (not subject to an agricultural occupancy restriction) with holiday let opportunities, gardens and a useful amenity grazing paddock, which is surrounded by beautiful unspoilt open farmland with distant views. IN ALL ABOUT 1.83 ACRES.

The main house is spaciouly proportioned and suitable for a family, however, it would benefit from modernisation which would allow buyers to incorporate their own requirements and tastes. Adjacent lies Little Homefield, which provides a very useful one bedroom annexe, possibly suitable for a dependent relative or use as a holiday let. There are good size lawned gardens together with ample parking space, whilst the land lies to the front and side.

OCCUPANCY RESTRICTION

It should be noted that Homefield was granted planning consent in 1989, which incorporated an occupancy condition whereby:

'Occupation of the dwelling shall be limited to a person employed or last employed locally in (intensive poultry rearing)(egg production)(or in agriculture) as defined in Section 290 of the Town and Country Planning Act 1971, or forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person).

VIEWERS/PROSPECTIVE PURCHASERS

Viewers/Prospective Purchasers should satisfy themselves that they comply with this condition, prior to viewing. If in doubt, please contact the local planning department at Shropshire Council. Tel: 0345 6789 0004. Email: planning.southern@shropshire.gov.uk.

ACCOMMODATION

RECEPTION HALL

With tiled floor. Staircase rising to the first floor.

SITTING ROOM

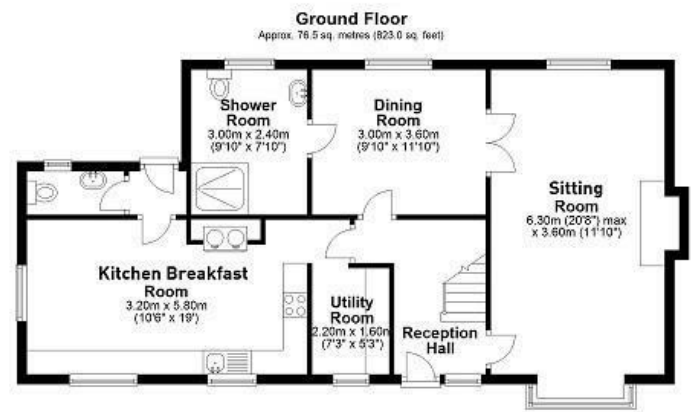
Attractive fireplace incorporating an oak mantle beam with deep recess housing new CLEARVIEW wood burning stove set on a hearth. Front and rear window aspect over open farmland. Twin doors leading through to:

DINING ROOM

With rear window aspect. Connecting door to:



Total area: approx. 54.7 sq. metres (588.4 sq. feet)
Little Homefield



Total area: approx. 138.5 sq. metres (1490.3 sq. feet)
Homefield

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



5 Bedroom/s



3 Bath/Shower
Room/s



SHOWER ROOM

With tiled floor. Shower cubicle with aqua style panelled walls and glazed splash screen and direct feed shower unit with rainhead and hand held attachment. Pedestal wash hand basin. Close coupled WC. Wall mounted WORCESTER gas (LPG) central heating boiler.

KITCHEN BREAKFAST ROOM

With tiled floor. Fitted granite effect work surfaces with tiled splash and built in stainless steel sink unit. A good selection of oak effect faced base and eye level units including cupboards and drawers. Two glazed display cabinets. Space and plumbing for dishwasher. Free standing ELECTRIC COOKER with EXTRACTOR HOOD overhead. Tile range recess incorporating OIL FIRED ESSE SOVEREIGN RANGE COOKER which also serves the domestic hot water system. Ample space for breakfast table. Triple window aspect with stunning views over surrounding countryside.

REAR ENTRANCE HALL

With part glazed rear entrance door.

CLOAKS/WC

With tiled floor. Wash hand basin. Close coupled WC.

FIRST FLOOR LANDING

With deep airing cupboard containing factory insulated hot water cylinder. Access to loft space.

BEDROOM 1

With built in double wardrobe. Low level door to roof space.

EN-SUITE SHOWER ROOM

With tiled shower cubicle with direct feed shower unit. Pedestal wash hand basin. Close coupled WC. Fitted linen cupboard.

BEDROOM 2

With built in double wardrobe.

BEDROOM 3

With built in storage cupboard and separate wardrobe.



BEDROOM 4

With built in wardrobe.

BATHROOM

With panelled bath having mixer tap with shower attachment. Pedestal wash hand basin. Close coupled WC. Part tiled walls and floor. Built in storage cupboard.

LITTLE HOMEFIELD (ANNEXE)

ENCLOSED PORCH

ENTRANCE HALL

With wood effect flooring. Built in airing cupboard with pre lagged hot water cylinder and immersion heater.

KITCHEN/DINING ROOM

With wood effect part tiled and partly carpeted flooring. Extensive beech effect worktop. Tiled splash and built in stainless steel sink unit. A selection of attractive painted face and eye level cupboards including drawer unit. Slot in ELECTRIC COOKER with FILTER HOOD overhead. Space and plumbing for washing machine and dishwasher. Matching breakfast bar. Eye level glazed double display cabinet. A further space for breakfast table or for use as living area.

LIVING CONSERVATORY

With tiled floor. Double glazed wraparound windows. Twin French doors leading out to the garden.

DOUBLE BEDROOM

With built in wardrobe.

BATHROOM

With tiled floor. White suite with panelled bath. Mainly tiled walls above. Wall mounted electric shower unit and splash screen. Pedestal wash hand basin. Close coupled WC. Chrome ladder radiator.



OUTSIDE

The property is approached over a long sweeping part gravelled driveway lined by grass verges to a gated entrance into the parking area to both the front and side of the house.

THE GARDENS

These are provided to both the front and rear of the house and comprise of lawns which interconnect down one flank, together with a selection of well stocked flowering shrubbery beds, specimen trees and conifer hedge screen. The rear garden is set slightly raised with additional shrubbery beds and flagged steps to a flagged patio area adjacent to Little Holmefield.

LPG Gas storage tank (on agreement). Bore hole/pump house.

THE LAND

The land lies adjacent to the gardens, set behind a conifer hedge, is a small grassed and fenced enclosure containing useful timber/corrugated LIVESTOCK HOUSING SHED (approx 16'7 x 9'10). Beyond this area is a SMALL ORCHARD.

AGENTS NOTE

Prospective purchasers should note that both Homefield and Little Homefield are on 2 separate titles and will therefore be sold requiring 2 separate contracts.

GENERAL REMARKS

EPC RATINGS

Homefield (main house) - Current rating 45 (E). Little Homefield (Annexe) - Current 36 (F).

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains electricity is understood to be connected. Private water supply served by a Bore Hole. Foul drainage to a septic tank. LPG Gas central heating. None of these services have been tested.

COUNCIL TAX

Homefield is currently showing as Council Tax Band D. Little Homefield is currently business rated - £475 p.a. 2023/2024. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

TENURE

Freehold. Purchasers must confirm via their solicitor.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com

FOR SALE

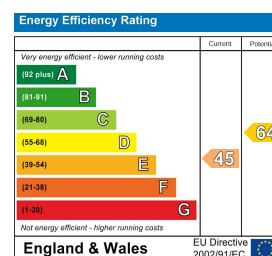
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

01743 236 444

Shrewsbury Sales

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

E: shrewsbury@halls.gb.com



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