



UPPER MILL FARM

CARDINGTON | CHURCH STRETTON | SY6 7HR



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Shrewsbury 14.2 miles | Ludlow 17.4 miles | Telford 19.1 miles

(all mileages are approximate)

AN INCREDIBLY ATTRACTIVE AND BEAUTIFULLY PRESENTED STONE BUILT
THREE BEDROOM DETACHED CHARACTERFUL COUNTRY RESIDENCE,
WITH 2 BEDROOM SELF CONTAINED ANNEX,
LOCATED IN AN IDYLIC AND TRULY UNSPOILT PICTURESQUE SETTING
IN THE SOUTH SHROPSHIRE HILLS. SET IN APPROX 4.5 ACRES.

Huge amount of character throughout, providing great living accommodation for the modern family
2 bedroom self-contained annex that could be incorporated into the main house if required,
or could be used as a holiday let/dependent family member accommodation
Large gardens and grounds are intersected and partly bounded by a stream and include two wooded areas
Range of outbuildings and garaging
Paddocks
Idyllic private location with panoramic countryside views



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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed on the A49 to Leebotwood. Continue through Leebotwood and after a short distance, turn left signposted Cardington. Continue along this road to the end and at the junction, turn right. Continue on this lane for a period of time, following the signs for Cardington. At the crossroads, continue ahead for Cardington. Upon reaching The Royal Oak, bear left signposted Gretton, continue for around 200 yards and turn right up the drive to Upper Mill Farm.

SITUATION

The property occupies a totally unspoilt, tranquil and picturesque setting, amongst the South Shropshire Hills with views to the rear towards Caer Caradoc. Upper Mill Farm is positioned just outside the village, adjoining open farmland with stunning views in an area of outstanding natural beauty (OANB). Cardington is well known for its particularly impressive period buildings, many of which are built of local stone and also includes a pub, The Royal Oak, reputed to be the oldest continuously licensed pub in Shropshire. 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. The county town of Shrewsbury, with its historic town centre, offers an array of facilities and amenities including a thriving shopping centre, restaurants and a selection of independent and state schools. Communications in the area are good, with the A5 linking to the M54 to Telford, Wolverhampton and Birmingham. Shrewsbury is on the main Manchester to Cardiff railway line. Regional International Airports are at Liverpool, Manchester and Birmingham. Extensive walks and rides are available throughout the beautiful surrounding countryside.



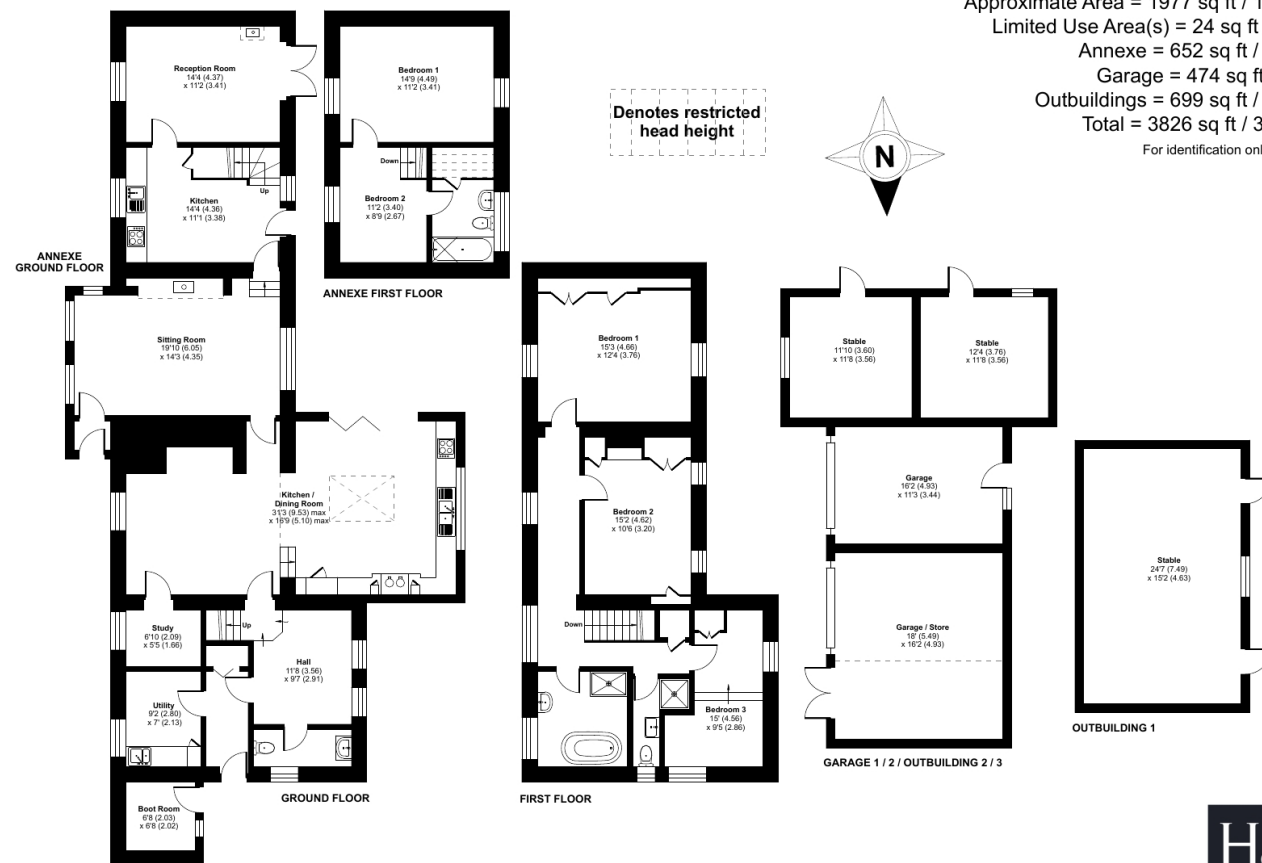
DESCRIPTION

Upper Mill Farm is an incredibly attractive detached three bedroom family home, with two bedroom two storey annexe that is located in the most idyllic and private of locations set in just over 4 acres of land. The accommodation and position are what makes it a very special property with wonderfully proportioned rooms throughout and stunning panoramic countryside views. The property has gone through a detailed, extensive and sympathetic renovation to create the most wonderful flexible accommodation.

The hub of the house is the wonderful extended kitchen/breakfast/family room with flag stone floors, a bespoke kitchen that incorporates a range of units with marble tops, Aga, and bifold doors leading to the rear patio. The current dining

room is open to the kitchen and has exposed timbers, large inglenook (including bread oven) and a study beyond. The flag stone floor continues through the dining room and into a wonderful sitting room with inglenook fireplace with a Clearview stove. In the main house there is also a utility room, downstairs bathroom and inner hall to complete the ground floor accommodation. On the first floor there are three bedrooms, family bathroom and shower room. All the bedrooms have wonderful outlooks over the local countryside.

The annexe is found through the main sitting room and consists of a kitchen with staircase leading to two bedrooms and a bathroom. Beyond the kitchen is a sitting room with log burner.





OUTSIDE

The property is approached over a private lane flanked either side with lawned areas, trees and shrubs. The gardens and grounds extend to around 4.5 acres and comprise of garden areas of flowing lawns, floral beds, a variety of trees including Alder, Silver Birch and Conifers. There is a kitchen, garden with raised vegetable beds, a Victorian style bespoke glass house, fruit trees, an attractive copse with a variety of trees, shrubs and the stream which meanders through the grounds and creates a delightful feature of this property.

There is a second copse alongside the stream and patios areas to the rear of the house. The substantial stone and brick-built outbuildings provide a double garage, single enclosed garage and two loose boxes. There are two large paddocks.



GENERAL REMARKS

FIXTURES & FITTINGS

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

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

SERVICES

Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire

COUNCIL TAX

Council Tax Band: G - Shropshire Council

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ.

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IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.

