



ARDEN HOUSE

TREVOR HILL | CHURCH STRETTON | SY6 6JH



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Shrewsbury 14.3 miles | Telford 26.5 miles
(all mileages are approximate)

A SPECTACULAR HOME THAT HAS BEEN SYMPATHETICALLY AND
EXQUISITELY RENOVATED AND EXTENDED TO CREATE THE MOST
WONDERFUL AND FLEXIBLE ACCOMMODATION,
COMBINED WITH AN INCREDIBLY SUCCESSFUL HOLIDAY LET BUSINESS.

Immaculately presented detached property

Incredibly flexible accommodation

Up to 6 bedrooms, 5 bathrooms, 4 kitchens, 5 reception rooms

Can be used as between 1 and 4 separate dwellings

Garden with patio and stunning views

Multiple private parking spaces



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DESCRIPTION

Arden House occupies an elevated position at the centre of Carding Mill Valley and is wonderfully set within around half an acre of hillside gardens and was built in the Arts & Crafts style in 1903 by the former Mayor of Shrewsbury and prominent businessman, Benjamin Blower. The current owners have been at the property for 12 years and have sympathetically renovated and extended the property to create the most spectacular stylish home, combined with a successful holiday letting business.

The thoughtful layout offers exceptional versatility, allowing the property to be used in various ways, from a single-family residence to a series of self-contained apartments. Each apartment has its own entrance, though they can also be interconnected, offering the flexibility of a spacious family home or a mix of residential and income-generating units. The opportunity and potential is endless. Currently operating as holiday apartments, Arden House provides a strong opportunity for income generation through short-term rentals or long-term assured shorthold tenancies. The property also offers potential for extended family living, with the apartments serving as private spaces for teenagers, elderly relatives or as guest accommodation.



ACCOMMODATION

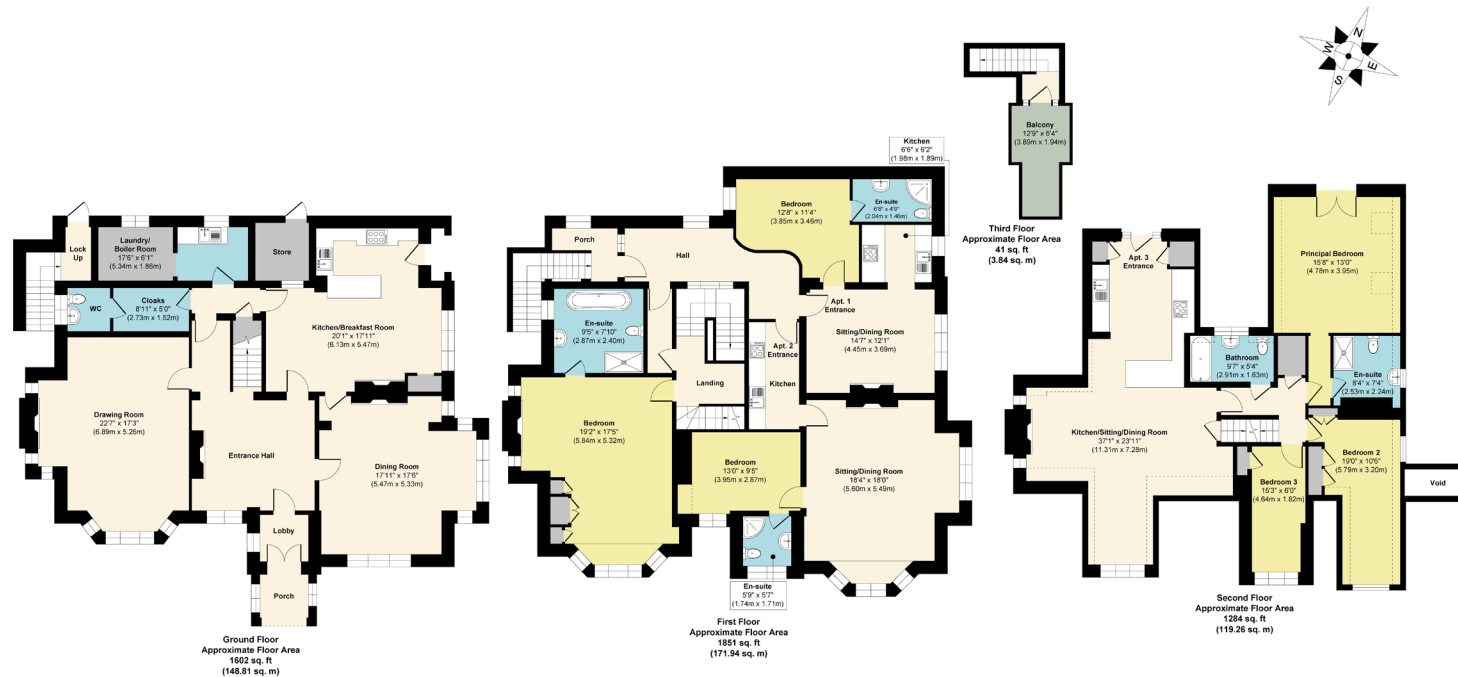
Arden House has a grand entrance hall on the ground floor, leading to large and elegant rooms which include period features, character and charm with the large drawing room and dining room being as part of the original layout, with a fantastic kitchen/breakfast/family room to the rear of the house with doors leading out on to the sun terrace. Upstairs there is a superb principal bedroom suite with a large bathroom. There is also a landing and a study and it is here where the connection could simply be reinstated to the two units on the first floor.

Both the first floor apartments have access off a separate hallway, entered externally from the side of the house and there are two one bedroom apartments known as Darwin and Mackintosh. Each is beautifully appointed and has a well-fitted kitchen,

open plan sitting/dining room and double bedroom with en-suite shower room. These two apartments could quite easily be integrated into the main body of the property as mentioned.

The Turret apartment is the largest and spans the entirety of the top floor, with an independent private access from the terrace at the rear of the building. Extending to approximately 100 sq m, it has a large open plan kitchen/dining and sitting room with three bedrooms including one en-suite shower room and a separate bathroom. There are stairs to the roof terrace from which there are exceptional views over the town and the surrounding hills.

Arden House, Trevor Hill, Church Stretton. SY6 6JH



Approx. Gross Internal Floor Area 4778 sq. ft / 443.85 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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DIRECTIONS

From Shrewsbury, proceed south on the A49 through the villages of Bayston Hill, Dorrington and Leebotwood, until reaching a set of traffic lights at Church Stretton. At the lights, stay in the right-hand lane to proceed into the town of Church Stretton, continue over the bridge and up Sandford Avenue to the junction and turn right.

Continue along the B5477 (Shrewsbury Road) until reaching the first left turn. Take this left turn into Carding Mill Valley and the property will be seen in an elevated position on the right-hand side.

SITUATION

The property is situated in a slightly elevated position with commanding views. The property is within a short walk of the town centre, which offers a variety of shops, whilst also offering a good selection of general amenities together with a bowling club, tennis courts, golf course and rail service. In addition, the town is a popular tourist area with the much-admired Carding Mill Valley - a conservation area - which provides many wonderful walks. Commuters will find ready access via the A49 direct to the county town of Shrewsbury with further road links through to the M54 motorway and Telford or alternatively South towards Ludlow.

Shropshire has just been named in the ABTA list of 'Ten Places to Watch' in 2024 which is a testament to the county and is expected to further increase visitor numbers with the positive press coverage that it has received.







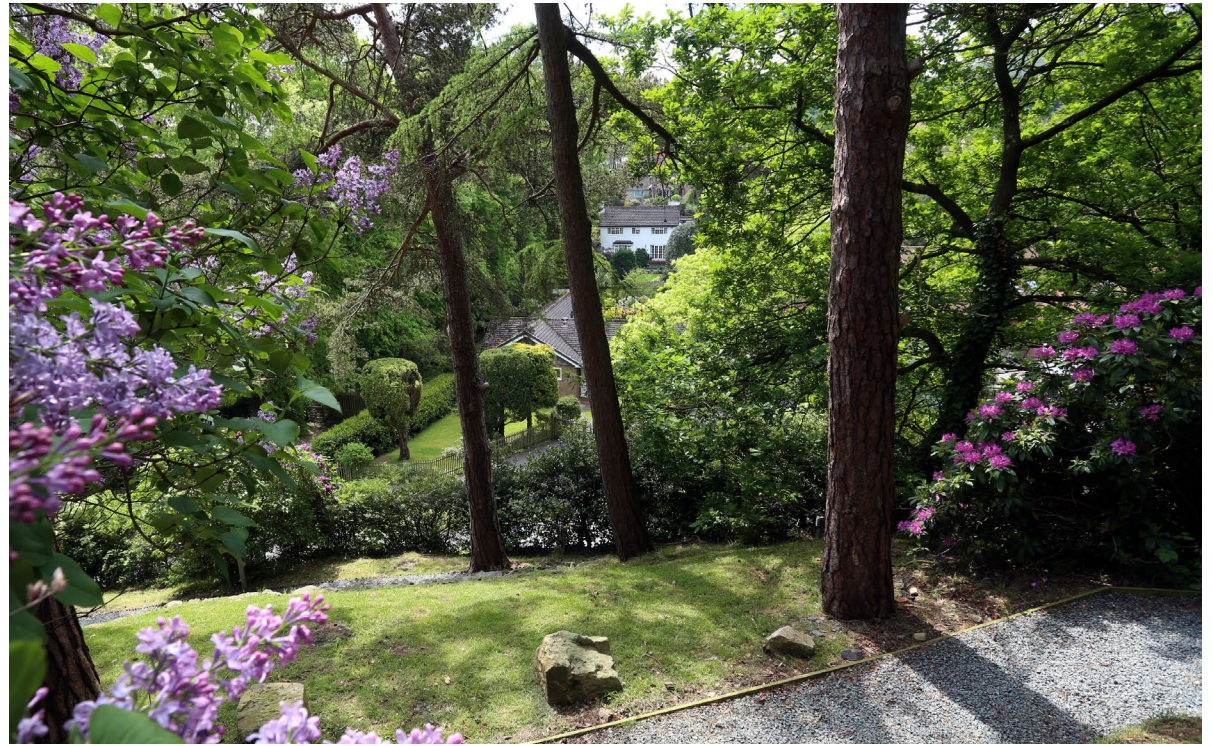


GROUPS AND GARDENS

Externally, the property is set in hillside gardens that are well maintained, with outside seating areas in elevated positions and mature trees with pathways and terraces connecting the property at various levels.

There are two areas for car parking with one area of parking at Trevor Hill, benefiting from an existing planning consent for the construction of a garage structure/car port to accommodate four cars and ancillary accommodation.

The full potential of this property can only be fully appreciated by undertaking an inspection of the property.



GENERAL REMARKS

FIXTURES & FITTINGS

By separate negotiation.

TENURE AND POSSESSION

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

SERVICES

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

COUNCIL TAX

Council Tax Band E
Shropshire Council - Tel: 0345 678 9000

VIEWINGS

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

Tel: 01743 236444.
Email: shrewsbury@hallsgb.com



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.



