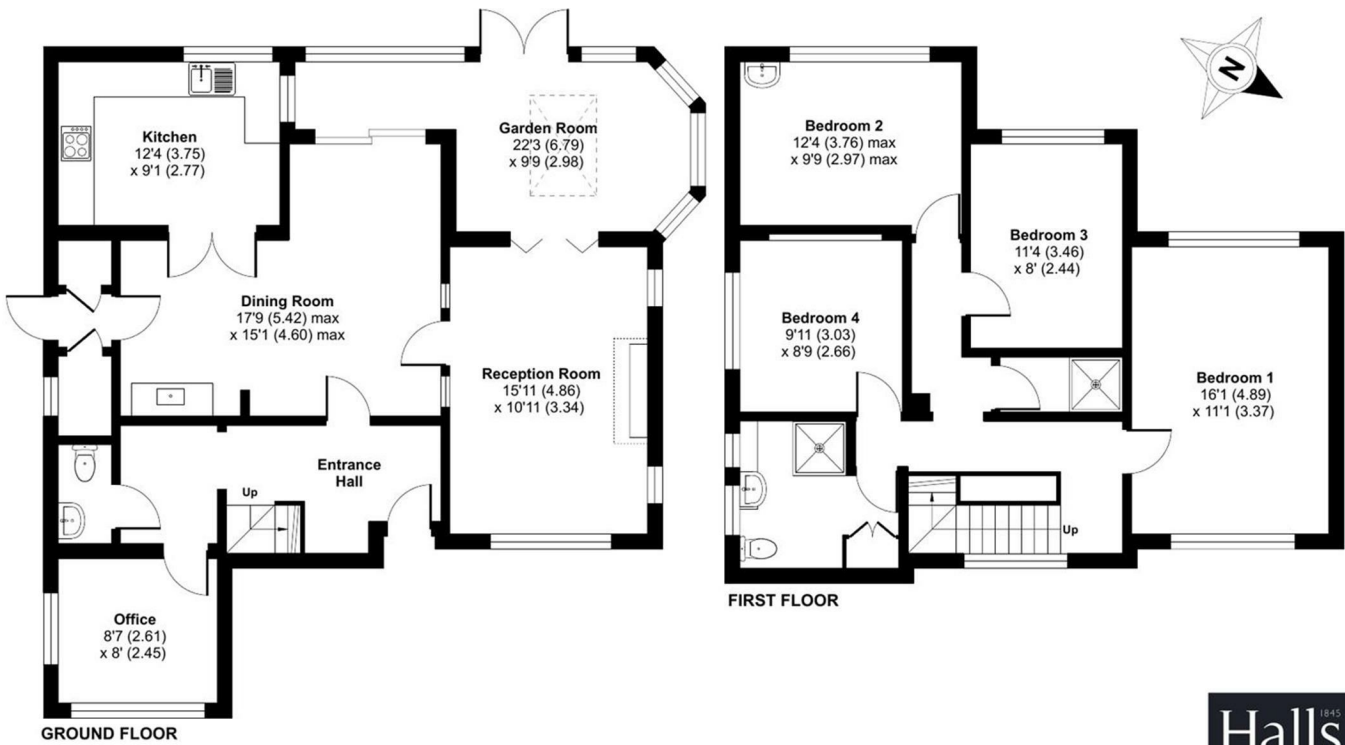


FOR SALE

Trenwith, Ludlow Road, Little Stretton, Church Stretton, SY6 6RB

Approximate Area = 1691 sq ft / 157 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1332000

Halls

FOR SALE

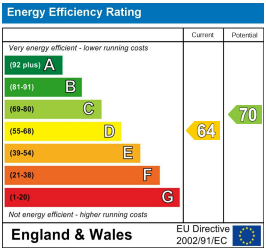
Offers in the region of £470,000

Trenwith, Ludlow Road, Little Stretton, Church Stretton, SY6 6RB

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



A generously proportioned and most appealing detached house, offering scope for further improvement, set with large gardens and a lovely outlook in this highly sought after location.




01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


MILEAGES: Church Stretton 1.3 miles, Ludlow 14.1 miles, Shrewsbury 15.2 miles. All mileages are approximate.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Highly desirable location
- Well proportioned rooms
- Versatile layout
- Large driveway parking area
- Generous established gardens with lovely outlook
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury, proceed south along the A49 towards Church Stretton, on arrival at the traffic lights at Church Stretton, position in the right hand lane and proceed over the bridge into the town. Follow the high street along and at the T junction at the top take the left turn. Continue along this road to Little Stretton and on entering the village, Trenwith will be identified on the left hand side.

SITUATION
The property is set in a most desirable and most sought after location within the popular village of Little Stretton. The village contains a popular public house and church, whilst more extensive amenities can be found at the popular town of Church Stretton, which has a rail link to Shrewsbury. There is a bus service running through the village, whilst the A49 offers access south to Ludlow or north to Shrewsbury. Shrewsbury has a fashionable range of social and leisure amenities together with a rail service. Little Stretton is set in delightful south Shropshire countryside, which is extremely popular amongst walkers and will no doubt have wide market appeal.

DESCRIPTION
Trenwith is a highly desirable detached house which will no doubt create excellent market appeal, the accommodation is well proportioned and offers scope for potential purchasers to introduce modernisation and improvement to areas. The ground floor provides a spacious living room with double doors leading out to a large conservatory. Also to the ground floor is the dining room, with log burning stove and double doors through to the kitchen. A separate WC and study completes the ground floor. To the first floor, there are four bedrooms and a family bathroom and separate shower room. Outside, there is a generous area for parking, whilst the gardens, which sit predominantly to the rear, comprise flagged patio seating areas, flowing lawns and established beds and borders. It should be noted that the rear gardens provide an attractive outlook.

ACCOMMODATION
Storm porch with panelled part glazed oak entrance door into:-

ENTRANCE HALL
Staircase to first floor, doors off and to:-

GUEST WC
With low level WC, wall mounted wash hand basin with tiled splash.

STUDY
With dual aspect windows.

DINING ROOM
With log burning stove set on stone hearth, glazed door through to living room, sliding patios to conservatory, glazed door to rear porch and bi-folding doors through to:-

KITCHEN
Providing a range of eye and base level units comprising cupboards and drawers with generous work surface area over. One and a half bowl stainless steel sink unit and drainer, space and connection for electric cooker, space and plumbing for dishwasher, space for fridge freezer, part tiled walls, window with lovely aspect over rear gardens and hills beyond.

LIVING ROOM
With stone fireplace and open grate. Dual aspect windows and glazed door through to:-

CONSERVATORY
With wraparound UPVC double glazed windows and polycarbonate roof, French doors offering a lovely aspect and access out to the adjoining rear gardens and with views over fields and views beyond.

REAR PORCH
With built in utility cupboard, space and plumbing for washing machine. Built in boiler cupboard housing the Worcester oil fired central heating boiler. Part glazed door to side.

FIRST FLOOR LANDING
Access to loft space, doors off and to:-

BEDROOM ONE
Offering a range of fitted wardrobes with overhead storage cupboards, windows to front and rear.

BEDROOM TWO
BEDROOM THREE
With pedestal wash hand basin and lovely aspect over garden.

BEDROOM FOUR
Views over rear garden.

SHOWER ROOM
Providing a shower cubicle with wall mounted electric shower, inset tiled and splash screen, heated towel rail.

SHOWER ROOM
Providing a suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, bidet, shower cubicle, par tiled walls, built in airing cupboard with insulated hot water cylinder.

OUTSIDE
The property is approached over a generous brick paved driveway, which offers plenty of parking together with an additional gravelled section.

THE GARDENS
To the front, the gardens offer established shrubbery beds and borders containing a number of different plants and specimen trees. Access is available down either side of the property leading to the rear. The majority of the gardens are located to the rear and these include a spacious flagged sun terrace entertaining area ideal for socialising and alfresco dining. Generous flowing lawns with shrubbery beds and borders, nature pond. A variety of trees including apple tree. Timber storage shed with brick and timber covered seating area. Fruit cages and potential veg beds. Outbuilding offering two rooms both with power and lighting. It should be noted that the rear gardens have lovely aspects over adjoining fields and with hills beyond.

GENERAL REMARKS
ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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

TENURE
Freehold. Purchasers must confirm via their solicitor.

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

COUNCIL TAX
The property is in Council Tax band 'F' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.