

Arden House, Church Stretton, Shropshire







An outstanding Arts and Crafts house set on the edge of Carding Mill Valley providing superb accommodation and a wonderful business opportunity.

Summary of accommodation

Arden House

Entrance hall | Drawing room | Dining room

Kitchen breakfast | Family room | Cloaks/WC | Store

Utility | Bedroom suite | Office

Mackintosh

Sitting/dining room | Kitchen

Bedroom with en suite shower

Darwin

Sitting/dining room | Kitchen

Bedroom with en suite shower

The Turret

Open plan kitchen/dining/sitting room

Principal bedroom with en suite shower room | Balcony

2 further double bedrooms | Bathroom | Roof terrace

Garden and grounds

Two car parks | Terraces | Garden

In all approximately 0.45 acres



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Location

Beautifully located on the edge of the popular town of Church Stretton, Arden House is in an Area of Outstanding Natural Beauty, with the National Trust's renowned Carding Mill Valley on the doorstep.

All that the town has to offer with pubs, restaurants, local shops, cafes and schools is within easy reach, and over 5,000 acres of hills and countryside that provide so many wonderful recreational opportunities.

The County town of Shrewsbury is to the north, and the market town of Ludlow to the south. Both are connected by the A49 that runs through the county and with direct trains on the Manchester to Cardiff Line.

Distances

Town centre 0.5 miles, Shrewsbury 15 miles, Ludlow 17 miles
(Distances and time approximate).

Arden House

Built in the Arts and Craft style by the Former Mayor of Shrewsbury in 1903, Arden House sits in an elevated position within a plot extending to just half an acre. The current owners have been at the property for 11 years and have sympathetically renovated and extended the property to create a stylish home combined with a successful holiday letting business.

Offering incredible flexibility, Arden House has been designed to be able to be used as four separate, self-contained and stylish apartments, but with great flexibility in how they can interconnect or to be used as one larger dwelling. Whilst providing a beautiful home for the owners, the apartments provide a great business that has scope to further develop and enhance if run on a more commercial basis.

The ground floor has the grand entrance hall off which are large and elegant rooms that 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 out on to the terrace. Upstairs is a superb bedroom suite with a large bathroom.

Accessed off a separate hallway to the side of the house 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.

The Turret apartment is the largest and spans the entirety of the top floor, with an independent 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 the roof terrace from which there are exceptional views over the town and the surrounding hills.

Garden and grounds

The grounds are charming with mature trees, pathways and terraces connecting the property at various levels. They create a wonderful setting with private areas for the owners to enjoy and for guests to take in the surroundings.

There are two car parks capable of accommodating cars for the owners and guests. The car park on the top has been granted planning permission to have an open fronted car port built.

Directions (postcode SY6 6JH)

Turn off the A49 and head to the town centre. On reaching the T junction turn right and continue for about 0.2 miles before turning left signposted Carding Mill Valley, where Arden House is seen after a short distance.





Services

Mains water, electricity and gas. Mains drainage.

Local authority

Shropshire council. Tel: 0345 678 9000

Energy Performance Certificate

Ratings: Arden House C. The Turret E. Mackintosh C. Darwin C.

Viewings

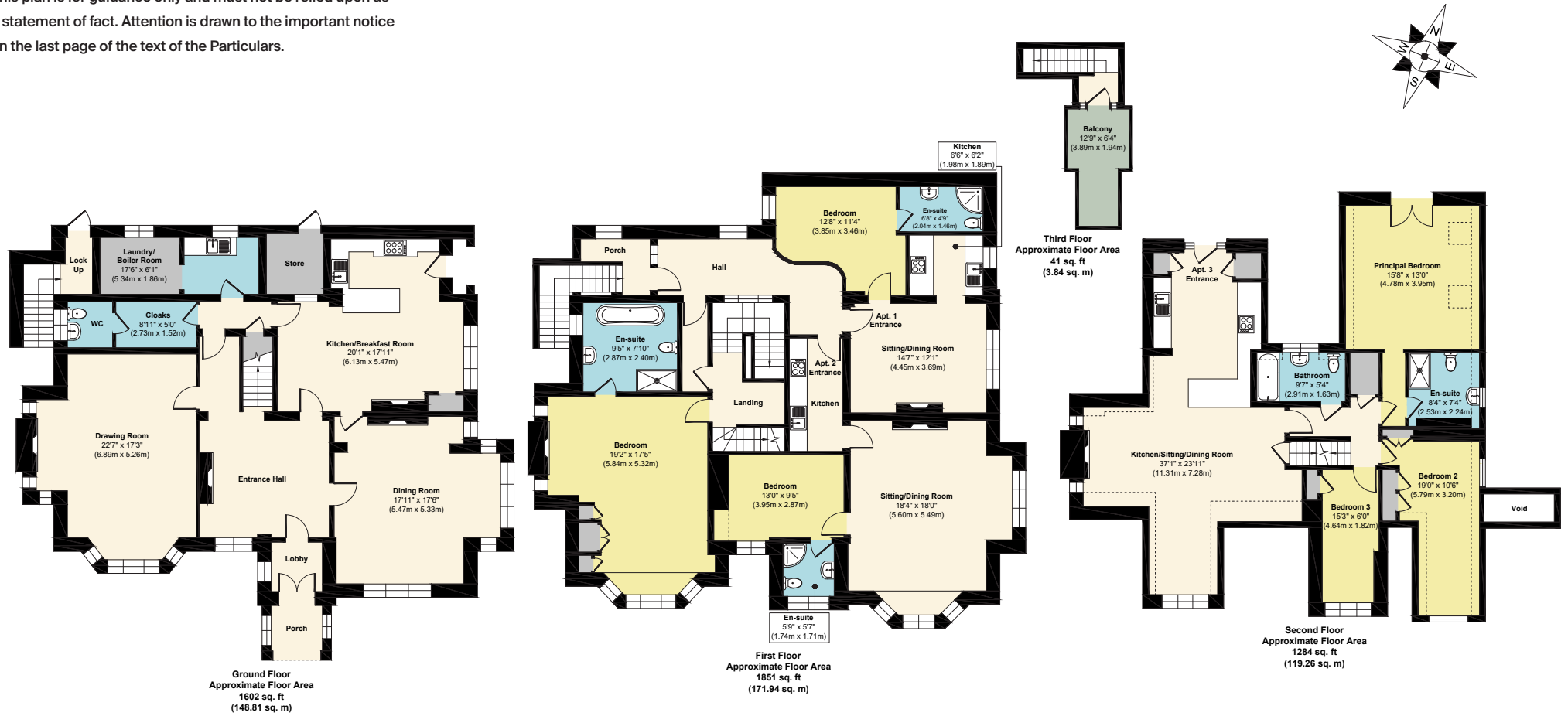
All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

Total Area = 443.85 sq m / 4778 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated May 2022. Photographs and videos dated May 2022.

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