



**LOWER WOOD FARMHOUSE, ALL STRETTON, CHURCH STRETTON**  
**OFFERS IN THE REGION OF £550,000**

**Wrights**  
Estate Agents  
Established 1972

## LOWER WOOD FARMHOUSE, LOWER WOOD, ALL STRETTON SY6 6LF

### LOWER WOOD FARMHOUSE

This beautifully located detached residence is traditionally constructed of brick with rendered elevations under a tiled roof.

It dates from the mid 19th century and over the years has been extended and updated.

The accommodation includes entrance room, storeroom, kitchen, sitting room, dining room, inner hall, cloakroom/WC, conservatory, first floor landing, three bedrooms and bath/shower room. It benefits from part double-glazed windows and oil fired central heating.

The property occupies around an estimated three quarters of an acre of grounds, mainly lawn areas with established shrubs and trees and a delightful lily pond. The views are panoramic and extend towards the Caer Caradoc, the Lawley and further away to the Wrekin.

The outbuildings include detached single garage, two former stable blocks with power and lights, open front log stores and detached garden shed.

Alternatively use the 'what 3 words' address on your smartphone: ///familiar.hound.obviously

<https://w3w.co/familiar.hound.obviously>



The Property lies within the boundaries of the hamlet of Lower Wood and is surrounded by beautiful countryside. The village of All Stretton with its inn/restaurant, church and village hall is approximately one mile away. Its sits on the edge of the Long Mynd Hills an area of natural outstanding beauty providing endless walking, cycling and riding countryside.



### THE TOWN OF CHURCH STRETTON

Church Stretton lies amidst the south Shropshire Hills midway between the county town of Shrewsbury (13 miles) and Ludlow (14 miles). It can claim to be one of the most beautifully situated towns in England and attracts walkers and country lovers from all over the UK.

This thriving community benefits from all types of societies, cafes, public houses and restaurants.

Being a popular market and tourist town it offers excellent shopping facilities, including a supermarket, specialist shops, ladies and men's fashion shops, and a building society agency based in 'Wrights' Estate Agents.

Including; the picturesque neighbouring villages of All Stretton and Little Stretton it has a population of around 5,000.

There are churches, excellent schools, recreational facilities including 18-hole golf course, tennis, bowls and croquet.

The 'Mayfair' community centre and GP practice provide a range of health care.

There are good rail and bus services. Telford lies within easy commuting distance where the M54 gives access to the West Midlands and Birmingham.

## ACCOMMODATION

Wooden part glazed door to:

**ENTRANCE ROOM** (4.5m x 3m approx)(14'7" x 9'8" approx) with tiled floor, fluorescent strip lighting, window, power point, one wall with built-in storage cupboards, doors to kitchen and:

**UTILITY** (3m x 2m approx)(9'8" x 6'5" approx) with tiled floor and window.

**KITCHEN** (5.1m x 2.74m approx)(16'7" x 8'9" approx) with tiled floor, range of built-in kitchen units including ten floor cupboards with drawers, laminate worktops, stainless steel sink unit and four wall cupboards. Ceiling beams, fluorescent strip lights, radiator, window with tiled sill, eight power points, integrated 'Moffatt' electric high level double oven, 'Bosch' washing machine and door to:

**INNER HALL**(4.6m x 4.4m approx)(15'2" x 14'6" approx) with wood boarded floor, two windows, two radiators, telephone point, three power points, floor trap door and wooden steps descending to the **CELLAR** (4.3m x 3m approx) (14'1" x 9'8" approx) with light. **STAIRCASE** with fitted carpet to first floor. Part glazed door to:



## ACCOMMODATION continued...

**CONSERVATORY** (6m x 3.7m max)(19'6" x 12'1" max) with wood boarded floor, UPVC double-glazed windows, double French window to garden, tv aerial point, two wall lights, ceiling fan/light and six power points.

**SITTING ROOM** (4.6m x 3.6m approx)(15'2" x 12' approx) with boarded floor, brick fireplace with wood burner, wood mantel and tiled hearth, window facing into the conservatory, five power points, four wall lights, two radiators, ceiling beams and display wall recess with brick surround, shelves and cupboard under.

**DINING ROOM** (4.6m x 3.3m approx)(15'2" x 10'8" approx) with fitted carpet, brick fireplace and electric coal-effect fire, recessed cupboards either side with glass doors and cupboards below, window, ceiling beams, telephone point, four power points and radiator.



## ACCOMMODATION continued...

**First FLOOR LANDING** with fitted carpet, window and ceiling hatch to roof space.

**BEDROOM 1** (4.3m x 3.7m approx)(14'1" x 12'1" approx) with fitted carpet, window with tiled sill, radiator, three power points and built-in wardrobes with cupboards over.

**BEDROOM 2** (4.3m x 3.3m approx)(14'1" x 10'8" approx) with fitted carpet, window with tiled sill, wardrobe, radiator and four power points.

**BEDROOM 3** (3.2m x 3.1m approx)(11'4" x 10'6" approx) with fitted carpet, window with tiled sill, radiator, three power points. Wall shelving and recessed cupboard.

**BATH/SHOWER ROOM** with fitted carpet, window with tiled sill, panelled bath, tiled walk-in shower, WC and washbasin. Heated towel rail, radiator and large airing cupboard with hot water cylinder.

**OUTSIDE:** The property occupies around an estimated three quarters of an acre of grounds. It is approached through a double iron gate with driveway and various outbuildings including single garage, former stables now ideal for storage and workshops, log stores, and garden sheds.

**Detached single GARAGE** (6.1m x 3.2m approx)(20' x 10'4" approx) brick built with up-and-over front door, side door, fluorescent lighting and power.



Former **STABLE BLOCK** with light, power and two windows. Second smaller former **STABLE** with light, power and two windows.

**TENURE** We understand the Property is FREEHOLD

**SERVICES** We understand mains electricity and water are connected.  
Septic Tank Drainage

**COUNCIL TAX** Band 'E'

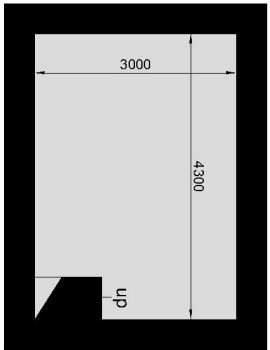
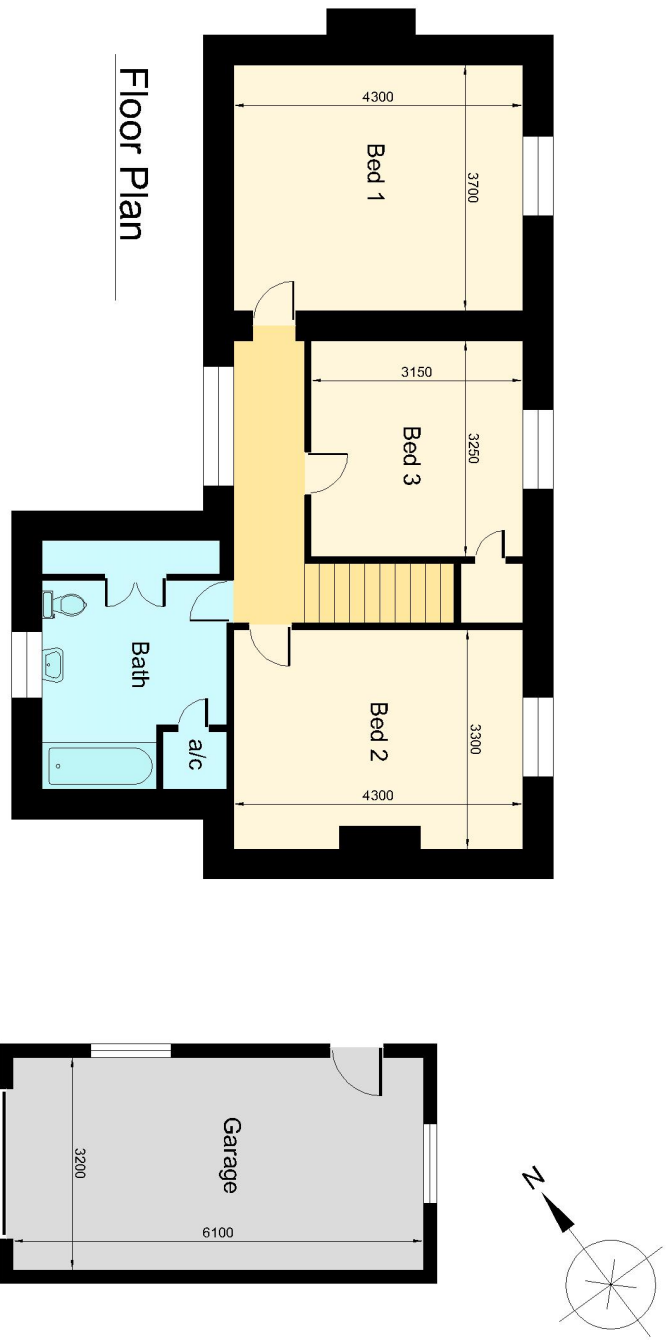
**WATER AUTHORITY** Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 08457500500

**LOCAL AUTHORITY** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 03456 789000

**VIEWING** By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237  
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.  
Email: sales@wrightschurchstretton.co.uk

**FINANCE SUPPORT** We are local agents for the Yorkshire Building Society and can arrange appointments for purchasers requiring mortgages.

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**Lower Wood Farmhouse**  
**Lower Wood**  
**All Streton**  
**SY6 6LF**

Total House Floor Area 185 Sq m (1988 Sq ft )  
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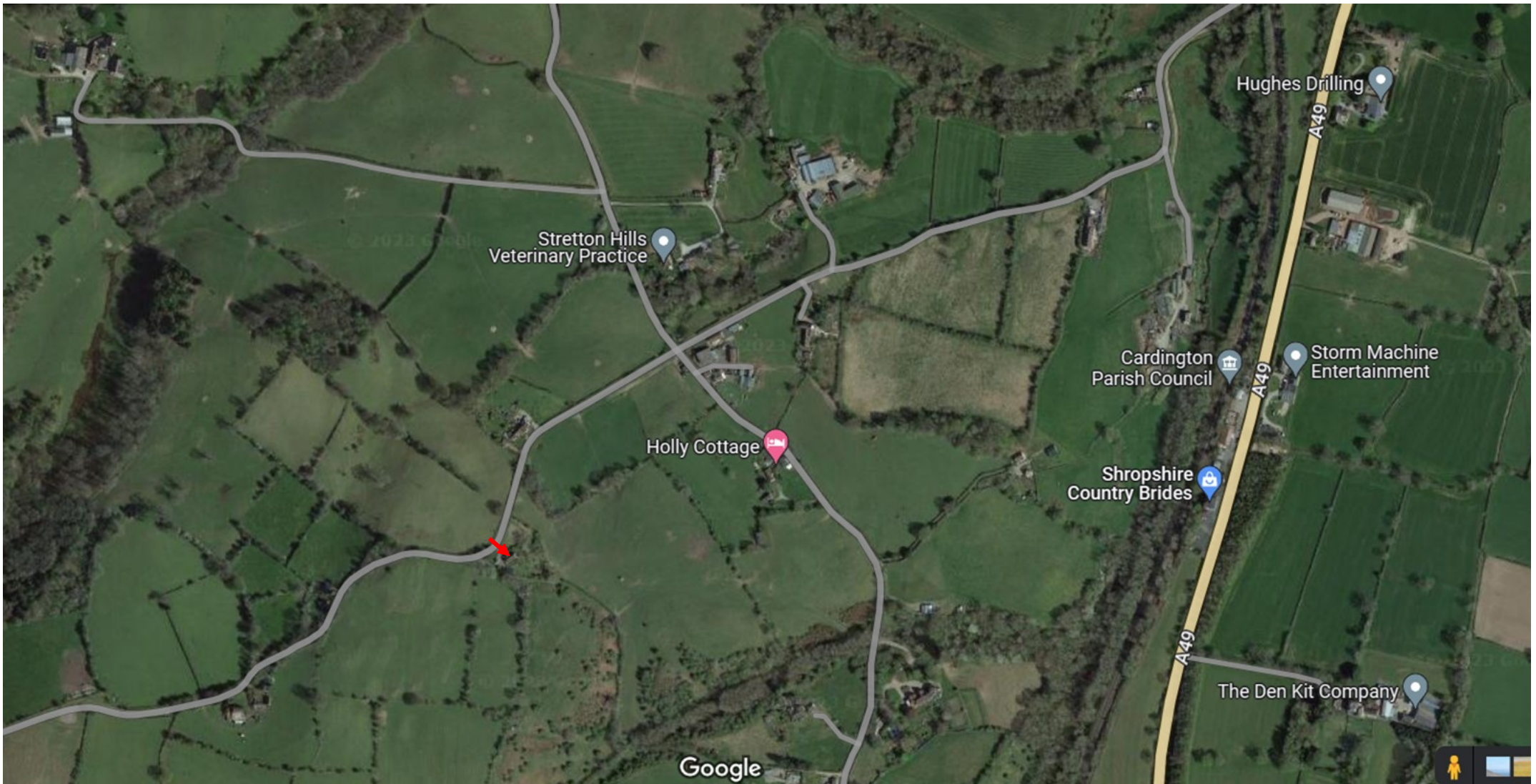


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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		





PLEASE NOTE THAT THE MAPS AND BOUNDARIES ON THESE PROPERTY DETAILS ARE FOR GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON.



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