



**PLUSH HILL, ALL STRETTON, CHURCH STRETTON, SY6 6JP**

**OFFERS IN THE REGION OF £925,000**

**Wrights**  
Estate Agents

Established 1972



# PLUSH HILL, ALL STRETTON, CHURCH STRETTON, SY6 6JP

## PLUSH HILL

This exceptional residence adjoins the quiet road leading from All Stretton to Picklescott and is situated in a delightful position amidst completely unspoilt country and enjoys beautiful views.

The Long Mynd Hills which are owned by The National Trust provides thousands of acres for walking, riding and cycling.

Plush Hill is a detached traditionally constructed house. Over recent years it has been modernised and extended and now provides deceptive accommodation together with a heated indoor swimming pool, stable block, double garage and **six and half acres** of gardens and pastureland.

In brief it includes reception hall, sitting room with conservatory, inner hall with shower room/wc, Dining room, kitchen, utility room, landing, main bedroom with en-suite shower, three further bedrooms and bathroom.

It benefits from oil fired central heating and upvc double-glazed windows.



All Stretton with its church, village hall and inn/restaurant is only one mile away and the excellent facilities of Church Stretton are two miles away.



## 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 medical practice provide a range of health care.

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



**PLUSH HILL**  
**ACCOMMODATION**

**Open ENTRANCE PORCH** and wooden front door to:

**RECEPTION HALL** with Oak laminate flooring, two radiators, three windows, wood panelled ceiling, internal feature circular window overlooking dining room and STAIRCASE fitted carpet and hand rail to first floor.

**SITTING ROOM** (7.32m x 5.2m approx)(24' x 17' approx) a through room with windows to front and rear with stunning views. Fitted carpet, recessed wood burner with marble hearth and a beam over, two radiators, tv point, four wall light fittings, understairs drinks bar with light and power point.

Doors leading to reception hall, inner hall and glazed double French window to:

**CONSERVATORY** (3.4m x 2.8m approx)(11' x 9'1" approx) with tiled floor, upvc fully double-glazed with power point, ceiling spotlights and double French Window to garden.

**INNER HALL** with tiled floor, coving, telephone point, door to utility room and entrance to the dining room.





## ACCOMMODATION continued...

**Ground Floor SHOWER ROOM** with tiled floor, window, heated towel rail. A white suite comprising of walk in shower, low level WC wall cupboards and washbasin with cupboards below.

**DINING ROOM** (5.1m x 4.6m approx)(16'7" x 15' approx) with solid European Oak flooring, exposed ceiling timbers, radiator, three wall lights, front window, night-storage-heater, imitation LPG wood burner, door to reception hall and archway to:

**KITCHEN** (6.05m x 3m approx)(19'8" x 9'8" approx) a through room with windows to the front and rear, Bamboo wooden flooring, extensive range of built-in units mainly in solid Elm wood with floor cupboards and drawers, wall cupboards, peninsula style unit, solid Walnut butcher block style worktops, tiled splash backs, double bowl sink unit. LPG gas five ring hob with cooker hood over, AEG high level double electric oven, space for dishwasher, coving, radiator, ceiling spotlights, wall display recess and glazed upvc door to rear garden.





## ACCOMMODATION continued...

**UTILITY ROOM/BACK PORCH** (2.6m X 2.4m approx)(8'5" x 7.8" approx) with tiled floor, coving, fluorescent strip light, 'Grant' oil fired central heating boiler, plumbing for washing machine, three wall cupboards, power points, window and part glazed door to the rear entrance open porch.

**First FLOOR LANDING** with fitted carpet, airing cupboard with shelving and hot water cylinder.

**BEDROOM 1** (5.4m x 4.7m approx)(17'7" x 15'4" approx) with fitted carpet, windows to front and rear with sensational views, matching range of built-in wardrobes including chest of drawers, over bed cupboards, bedside cupboards with shelves over. Three radiators and glazed double doors to the rear Balcony with seating area.

Double mirrored doors leading to:

**HIDDEN EN-SUITE SHOWER ROOM** with solid Bamboo flooring, white suite with walk-in shower, bidet, wc and washbasin with drawers below and mirrored cabinet over. Heated towel rail and ceiling spotlights.

**BEDROOM 2**(4.6m x 2.9m approx)(15' x 9'5" approx) with fitted carpet, radiator, window with Again sensational views of the surrounding countryside and hills.

**BEDROOM 3** (3.6m x 3.1m approx)(11'8" x 10'1" approx) with laminate flooring, telephone point, radiator and window with breathtaking views.

**BEDROOM 4** (3.7m x 2.7m approx approx)(12'1" x 8'8" approx) with fitted carpet, radiator, rear window, large wardrobe with mirrored doors.





## ACCOMMODATION continued...

**BATHROOM** with white suite comprising corner panelled bath, wc and washbasin with cupboard and drawers below, wall mirror and lights over. Part tiled walls, heated towel rail and window.

## OUTSIDE

**Link DOUBLE GARAGE** (6.69m x 6.4m approx)(21'9" x 20'9" approx) with twin up-and-over doors, three windows, power points, fluorescent lighting and rear pedestrian door.

## Three Bay STABLE BLOCK and GREENHOUSE

Detached timber frame **OUTBUILDING** (Overall 12m x 6.8m approx)(39'3" X 22'3" approx) with **HEATED SWIMMING POOL** (9m x 4m approx)(29'6" x 13'1" approx) (1.25m (4'1") depth) with tiled floor surrounds with underfloor heating and double entrance south facing doors. Glazed entrance door to lobby with changing room and inner glazed double doors leading to the pool. Plant Room off.

**OUTSIDE:** The property has gardens to the front, rear and side, with land and paddocks extending to approx six and a half acres. A paved path leads to the heated covered swimming pool. **THE LAND** which is level to gently sloping and is contained in a ring fence.







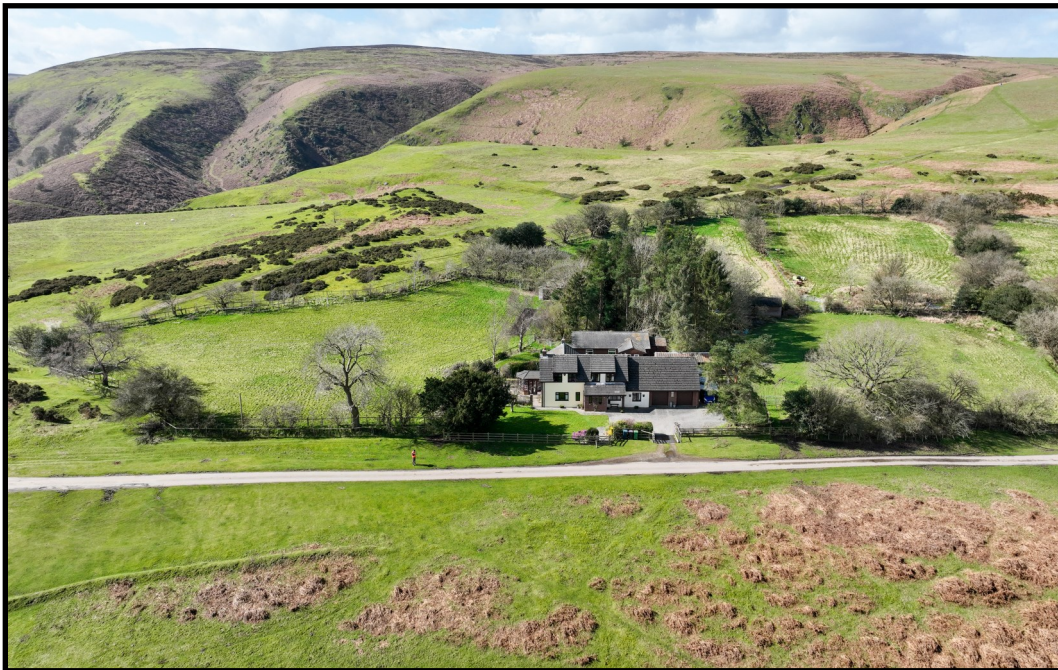
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**TENURE** We understand the Property is FREEHOLD

**SERVICES** We understand mains electricity is connected. Septic Tank drainage. Private spring fed well and borehole on standby.

There are solar panels located in a field to the rear of the house providing 6kw of electricity supply (battery pack) for the electric supply.

**COUNCIL TAX** Band 'E'

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

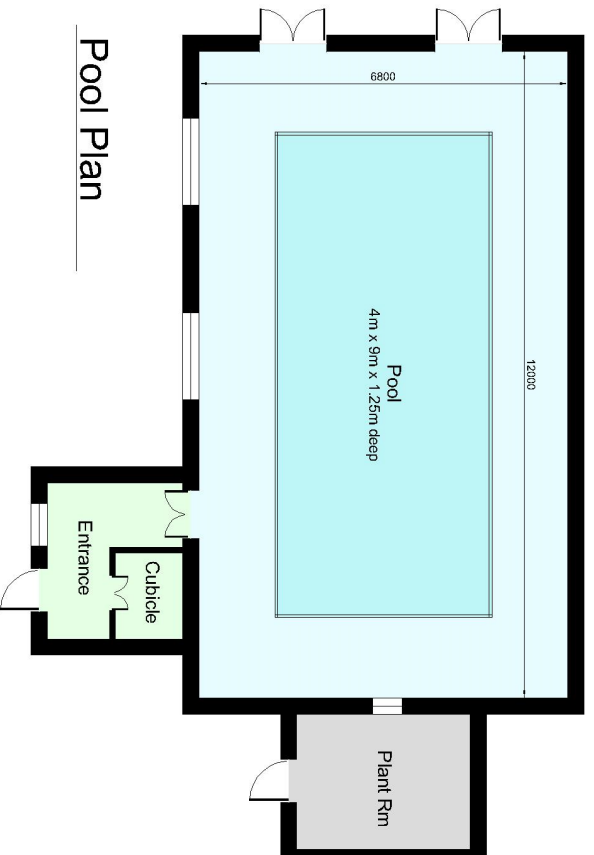
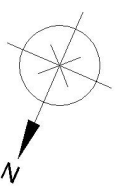
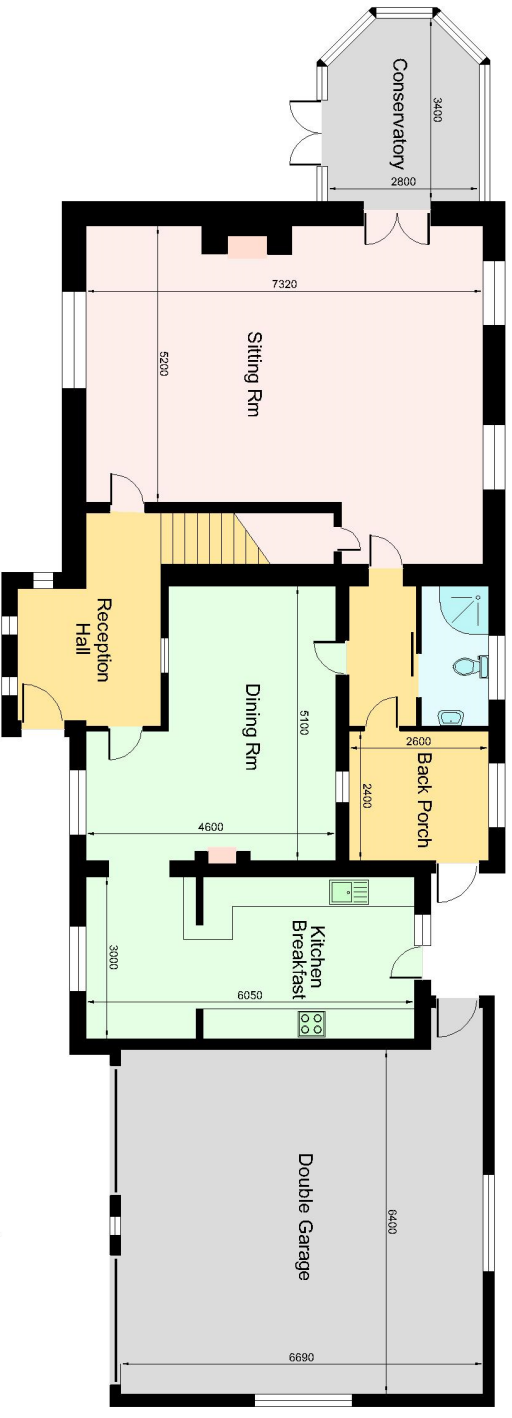
**LOCAL AUTHORITY** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 03456 789000

**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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Total Floor Area of House 243 Sq m (2612 ft<sup>2</sup>)

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