



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

**OFFERS INVITED OVER: £825,000**

**Wrights**  
Estate Agents  
Established 1972

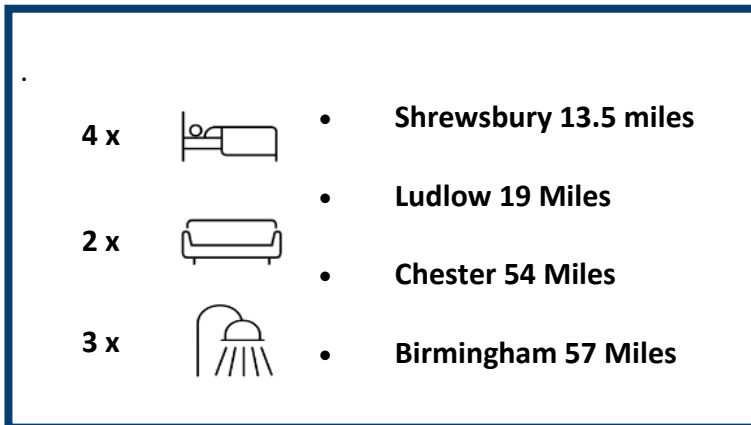
## PLUSH HILL, ALL STRETTON, CHURCH STRETTON, SY6 6JP

- Breathtaking views — very nearly 360 degrees
- Set within National Trust moorlands
- Four bedrooms with main bedroom en-suite
- Indoor swimming pool / ancillary accommodation
- Photovoltaic panels producing the majority of the electricity used.
- Large double garage and ample parking
- Six well fenced paddocks, stabling, and field shelters suitable for small holders or Equestrian pursuits—approx 6.5 acres.
- The grazing is reasonably level, is established and has never been plowed, offering a large variety of grasses and flowers. It is a registered smallholding with commoners grazing rights on the Long Mynd.
- Set within approximately 16,000 acres of moorland offering a huge myriad of horse riding, walking and biking paths.

A truly unique opportunity to own an amazing property that has to be viewed to be fully appreciated.

This property offers the advantages of being a short distance from the market town of Church Stretton and the village of All Stretton, whilst being situated on its own with a high degree of protection from future development.

NO UPWARD CHAIN



### 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

**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 20'2" 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)(29'9" 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.

The property is a registered smallholding with common rights to graze sheep, ponies and cattle on the Long Mynd common.





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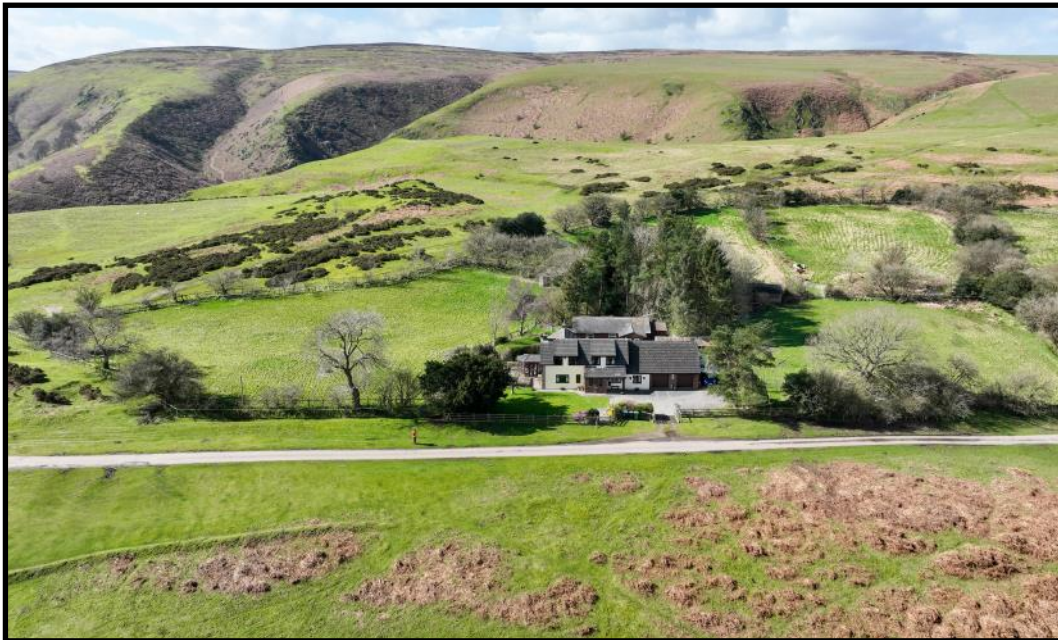


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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'

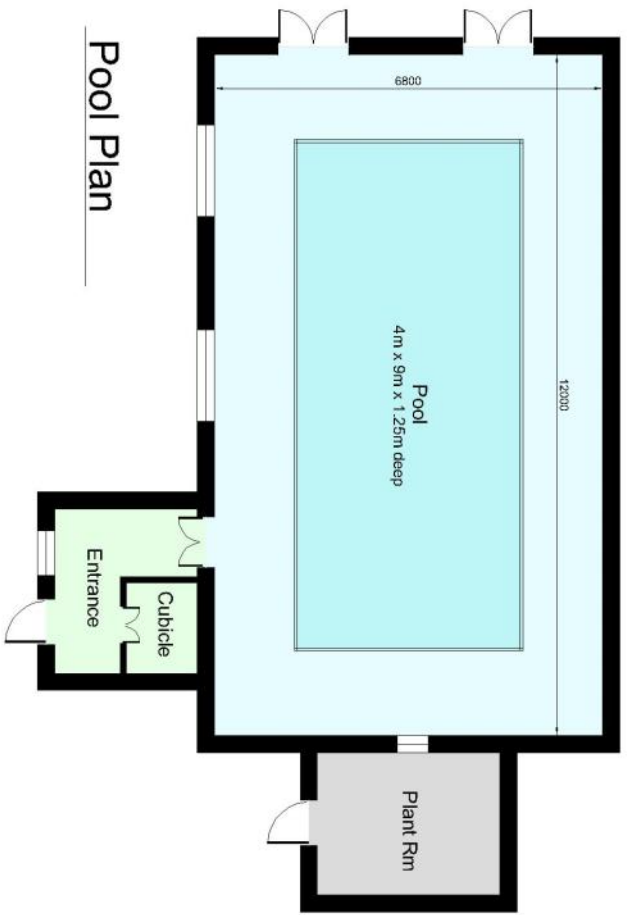
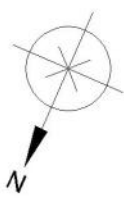
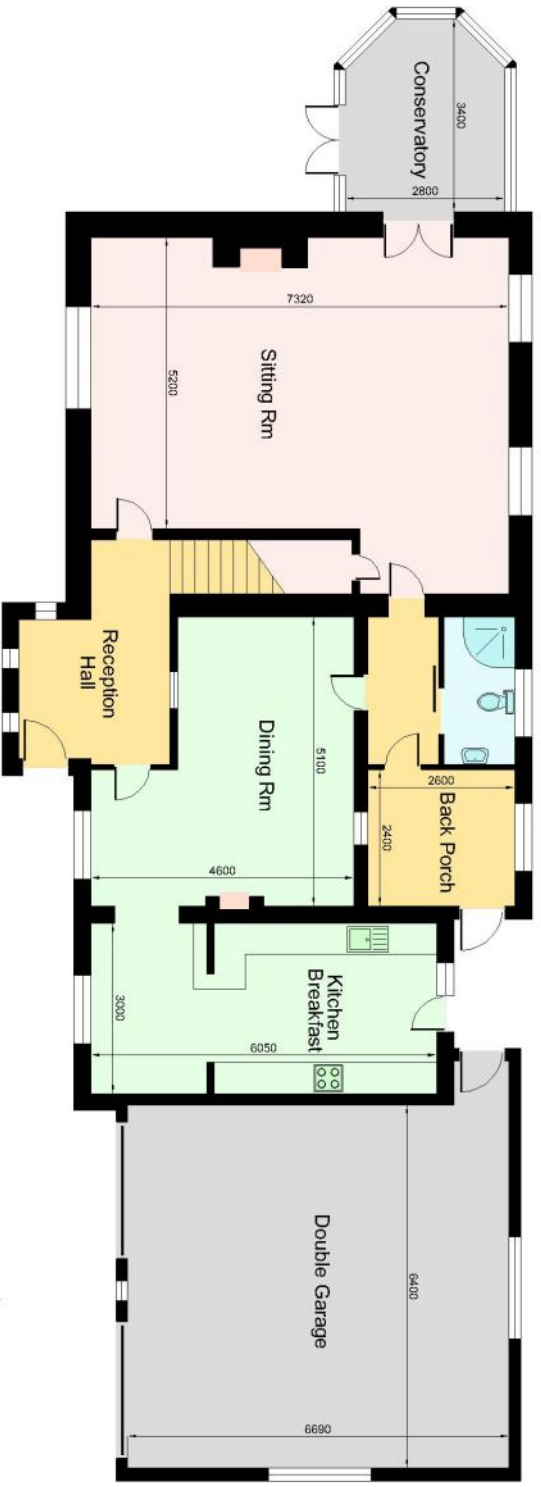
**WATER AUTHORITY** Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 08457500500

**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.

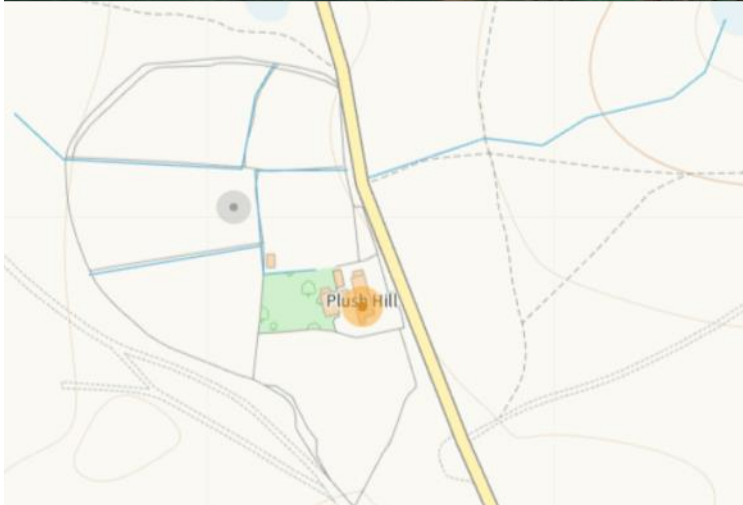
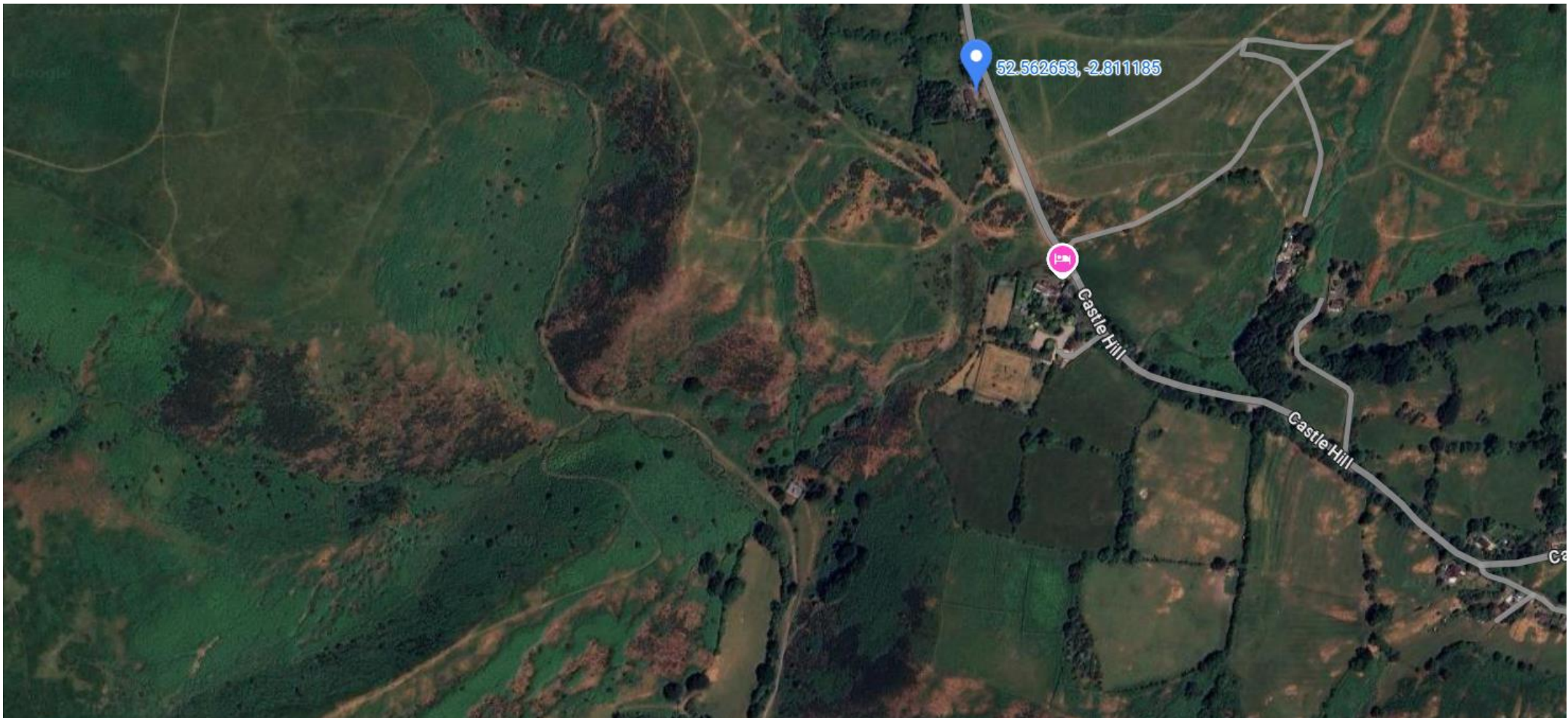
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Total Floor Area of House 243 Sq m (2612 ft<sup>2</sup>)

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