



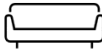
3 THE DINGLE, HORDERLEY, SY7 8HR
OFFERS IN THE REGION OF £600,000

Wrights
Estate Agents
Established 1972

**3 THE DINGLE
HORDERLEY
CRAVEN ARMS
SY7 8HR**

- Renovated country cottage
- Four bedrooms / two bathrooms
- Set in just under an acre of grounds
- Extensive parking
- Private and secluded spot within easy reach of Church Stretton
- Large lawned play areas
- Hot tub with wooden gazebo
- Set within AONB (Area of Outstanding Natural Beauty)
- Situated close to the Long Mynd Hills
- No upward chain
- Viewing highly recommended



4 x		Church Stretton 5 miles
1 x		Shrewsbury 19 miles
1 x		Ludlow 13.5 Miles
1 x		Chester 60 Miles
		Birmingham 62 Miles



**3 THE DINGLE
HORDERLEY
CRAVEN ARMS
SY7 8HR**

This charming cottage offers a unique opportunity to get away from the 'hustle and bustle' with quiet, private grounds amounting to approximately 0.92 of an acre of grounds and its own private driveway.

There is a brook that meanders through the grounds, large parking area, garage/workshop, summer house and lawned play areas.

It has been recently renovated and benefits from three bedrooms on the first floor and a bedroom with en suite facility on the ground floor, which would be an excellent guest facility.

The property retains much character with exposed areas of stone, original beams and wood burning stove.

NO UPWARD CHAIN—ONLY FOR SALE DUE TO CHANGE OF CIRCUMSTANCE.



The South Shropshire Hills must be one of the most picturesque places in England. Not far from the Welsh border, this rural countryside combines fertile farmland with rolling hills .

There are many charming market towns within easy reach and good transport links.



THE TOWN OF CHURCH STRETTON

Church Stretton lies amidst the south Shropshire Hills 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 an 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. The M54 gives access to the West Midlands and Birmingham.

ACCOMMODATION

ENTRANCE HALL /UTILITY ROOM AREA double doors to front garden, wooden floorboards, two windows, sink unit with cupboards below space and plumbing for washing machine, and space for tumble dryer.

KITCHEN A light and airy room with two windows, ceramic tiled floor, range of floor and wall cupboards, integrated appliances, a range-style cooker, and breakfast area enjoying views across the front garden as well as double doors to patio seating area.



ACCOMMODATION continued...

SITTING ROOM within wooden floorboards, exposed beams, an inglenook fireplace with wood burner, two windows and double glazed patio door enjoying views of the rear garden and access to the rear patio.

GROUND FLOOR BEDROOM currently used as a ground floor double bedroom, this space could easily be re-purposed to serve another function as required.

EN SUITE SHOWER ROOM with shower cubicle, wash hand basin, WC, and heated towel rail.





ACCOMMODATION continued...

First FLOOR LANDING

BEDROOM 1 A spacious double bedroom featuring wooden floor boards, exposed beams, exposed stone work, and an abundance of natural light pouring through the many windows.

DRESSING ROOM with natural light and storage for clothes/shoes in the form of drawers, shelves and hanging space .

BEDROOM 2 a second double bedroom with carpeted floor and window looking out over the front gardens.

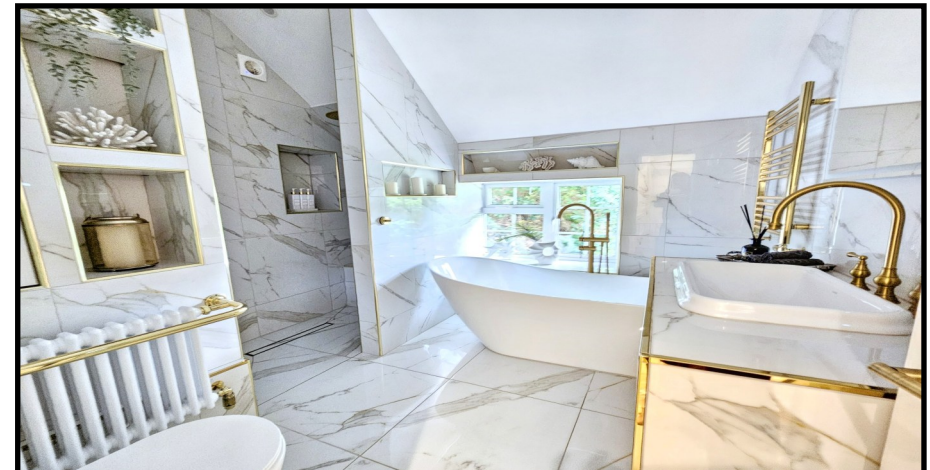
BEDROOM 3 a single bedroom with carpet and window.

BATHROOM Fully tiled family bathroom with wet room shower area, roll top bath, vanity sink with cupboards below, heated towel rails, inset display shelves, and specialist lighting.

OUTSIDE The property is approached by a private stone chip driveway with ample parking, a garage/workshop, lawns and gardens amounting to approximately 0.92 of an acre.

TENURE We understand the Property is FREEHOLD

SERVICES We understand mains electricity is connected. Water is supplied by the property's own bore hole, drainage is to a septic tank, and heating is supplied by oil fired central heating boiler and tank.



COUNCIL TAX Band 'E'

WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 0845 7500 500

LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 0345 678 9000

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

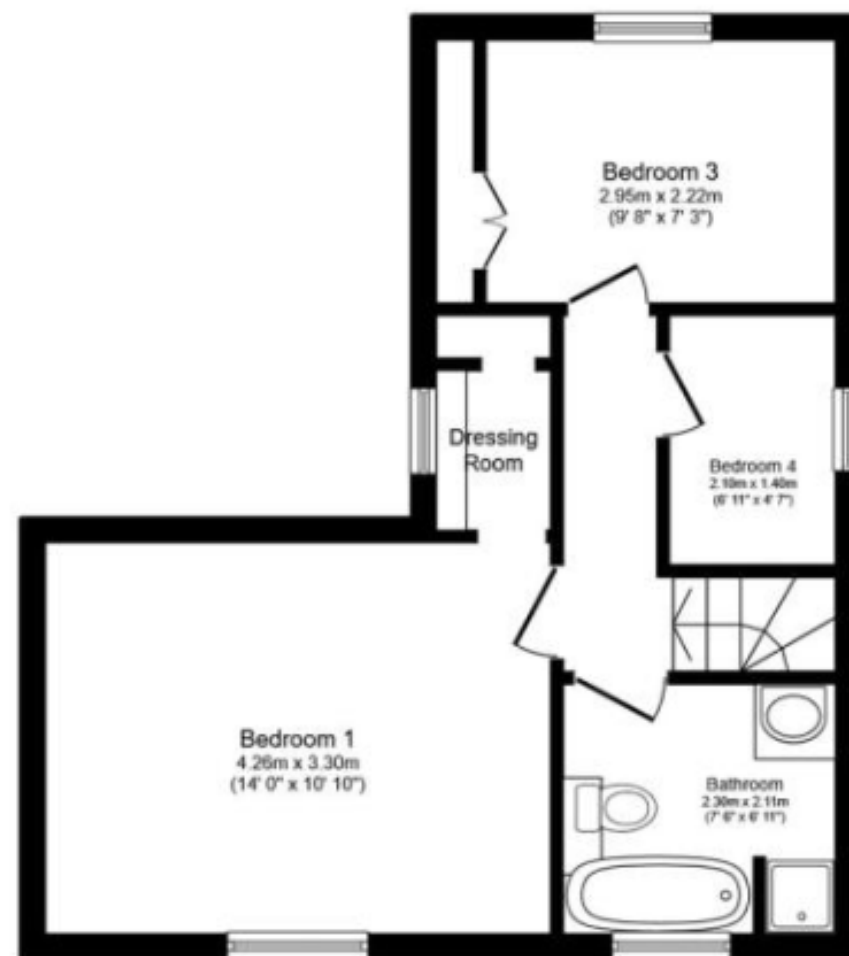
FINANCE SUPPORT We are local agents for the Yorkshire Building Society and can arrange appointments for purchasers requiring mortgages.

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Ground Floor



First Floor