



Roger
Parry
& Partners

The Dingle, Leebotwood,
Church Stretton, SY6 6LU



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Offers In The Region Of £775,000

An impressive and well-located site comprising a four-bedroom detached house and a two-bedroom detached bungalow. Situated in the village of Leebotwood, the properties have direct access to the A49 for routes towards Church Stretton (3 miles) and Shrewsbury (12 Miles) and is within walking distance from a popular public house. The 'Big' Dingle and The 'Little' Dingle are currently used as profitable holiday accommodation businesses with both properties available to let individually or together, currently achieving average yearly gross incomes of £65,000. Alternatively, the site is ideal for multigenerational living and could be further developed for privacy.

Accommodation briefly comprising:

The 'Big Dingle' - Four Bedroom Detached House

An Entrance Hallway, a Living Room, a Snug/Study, a Kitchen/Diner, a Utility Room, a Conservatory, a Downstairs Cloakroom/WC, Four Double Bedrooms, an Ensuite, and a Family Bathroom

The 'Little' Dingle - Two Bedroom Detached Bungalow

A Living Room, a Kitchen/Diner, Two Double Bedrooms, and Two Ensuites.

SERVICES

Both properties benefit from mains gas central heating with the main house having a new high capacity boiler, installed approximately 2 years ago, and the bungalow having a new capacity boiler, installed summer 2023. Both properties benefit from mains water, mains electricity and have shared use of a septic tank, installed approximately 6 years ago. The broadband is delivered to the site via copper wire connection giving speeds of approximately 30mbps. The tenure is freehold and the council tax band is F.

LOCATION

Leebotwood is a popular village along the A49 between the historic towns of Shrewsbury and Church Stretton. The local area is renowned for excellent walking, including the National Trust site of Carding Mill Valley. The village has a Public House and Restaurant, as well as bus links to the surrounding areas. The A49 is a convenient road network offering routes North towards Shrewsbury and Whitchurch and South towards Church Stretton, Ludlow and Herefordshire.

Dorrington ~ 7 Miles

M54 ~11 Miles

Shrewsbury (Station) ~16 Miles

Ludlow ~ 18 Miles

Hereford ~ 42 Miles







The 'Big' Dingle

Four-Bedroom Detached House

Refurbished in 2020, The 'Big' Dingle mixes character and modern family-living to create a spacious and attractive property in an appealing location, surrounded by the Shropshire Hills. The gardens enjoy a pleasant Southern aspect, and the extensive parking offers ample parking for a number of small and larger vehicles.

Accommodation briefly comprising a Living Room, a Snug/Study, a Kitchen/Diner, a Utility Room, a Conservatory, a Downstairs Cloakroom/WC, Four Double Bedrooms, an Ensuite, and a Family Bathroom

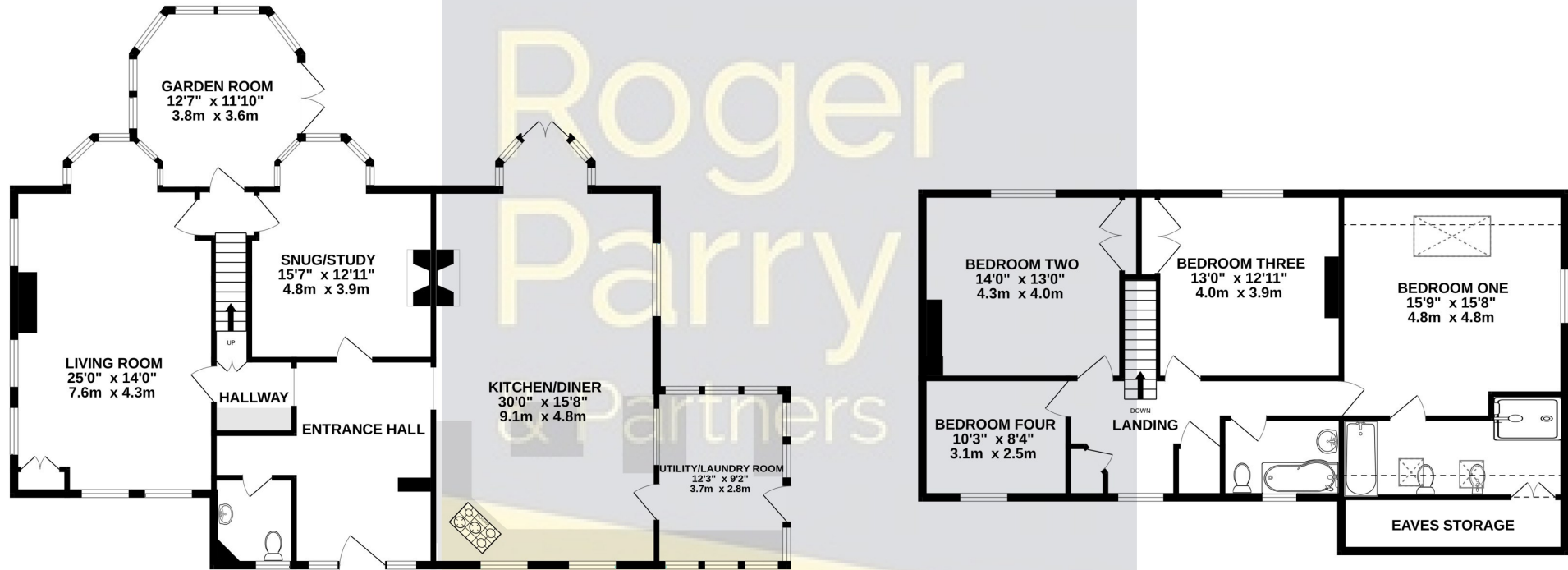




Floor Plan
(not to scale - for identification purposes only)

GROUND FLOOR
1401 sq.ft. (130.1 sq.m.) approx.

1ST FLOOR
1010 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA : 2410 sq.ft. (223.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**ACCOMMODATION COMPRISING:
(ALL MEASUREMENTS ARE APPROXIMATE)**

A glazed uPVC door with tall uPVC windows either side gives access to:

ENTRANCE HALLWAY

Large tile flooring, telephone point, one radiator.

Coat and boot area gives access to:

CLOAKROOM/WC

Continued tile flooring, front aspect privacy window, white porcelain suite including wc, urinal, hand was basin set in storage unit, and one small radiator.

An Inner Hallway from the Entrance Hallway containing base and wall units with laminated worktops, and an under stair cupboard, leads to:

LIVING ROOM

Laminated wood effect flooring, front aspect bay window, three side aspect windows, two front aspect windows, TV aerial point, and one radiator.

Open doorway from Entrance Hallway leads to:

KITCHEN/DINER

Laminated wood effect flooring, rear aspect

bay window with French doors to rear garden, two side aspect windows, two front aspect windows, built-in base units and island with granite worktops, integral appliances include a two-and-a-half bowl stainless-steel sink, six ring gas hob with extractor hood over, a hot plate drawer, a slim-line wine fridge, space for a dishwasher, low-level fridge and a low-level freezer, a fireplace houses a log burner, one radiator and one tall radiator.

Glazed uPVC door leads to:

UTILITY/LAUNDRY ROOM

half brick built uPVC conservatory with Perspex roof, built-in base units with space and plumbing for a washing machine and dryer, rear door to gravelled area, and a small electric heater.

Doorway from Entrance Hallway leads to:

SNUG/STUDY

Timber floor, rear aspect bay window, fireplace housing a log burner, TV aerial point, and one radiator.

Snug leads to Inner Hall which provides further access via a glazed uPVC door to:

CONSERVATORY

Half brick-built uPVC conservatory, wood effect laminate flooring, double French doors lead to garden, and a TV aerial point.

Stairs from inner hall lead to:

LANDING

Carpet flooring, front aspect window, two built-in cupboards, and one radiator.

BEDROOM ONE

Carpet flooring, one large skylight, one side aspect window, and one radiator.

Doorway leads to

ENSUITE SHOWER ROOM

Tiled floor, aqua boarded walls, two skylights, fitted bath with shower attachment, large shower cubicle, white suite comprising wc, bidet, and a pedestal hand wash basin, one radiator, and storage eaves

BEDROOM TWO

Carpet flooring, rear aspect window, large double wardrobe, and one radiator.

BEDROOM THREE

Carpet flooring, rear aspect window, large double wardrobe, and one radiator.

BEDROOM FOUR

Carpet flooring, front aspect window, and one radiator.

FAMILY BATHROOM

Linoleum flooring, front aspect window, aqua boarded walls, 'P' shaped bath with shower attachment over, white suite comprising wc and pedestal hand wash basin, stainless-steel heated towel rail.

OUTSIDE

Immediately to the side and rear of the property a gravelled space makes an excellent entertaining/seating area and the southern aspect creates a sun trap, with a fitted awning if extra shade is needed. The large garden is surrounded by established herbaceous and flowering borders and is a wonderful space to simply relax or for children to play. To the front, there is a gravelled parking area (currently shared with the bungalow) with room for several cars or larger vehicles.





The 'Little' Dingle

Two-Bedroom Detached Bungalow

Converted approximately 12 years ago, The 'Little' Dingle was also refurbished in 2020 creating a modern two-bedroom bungalow ideal as a holiday let or accommodation for older family members. Parking immediately to the front allows for easy access. An attractive, Westerly-facing patio is an ideal, low-maintenance area to enjoy the late-day sun.

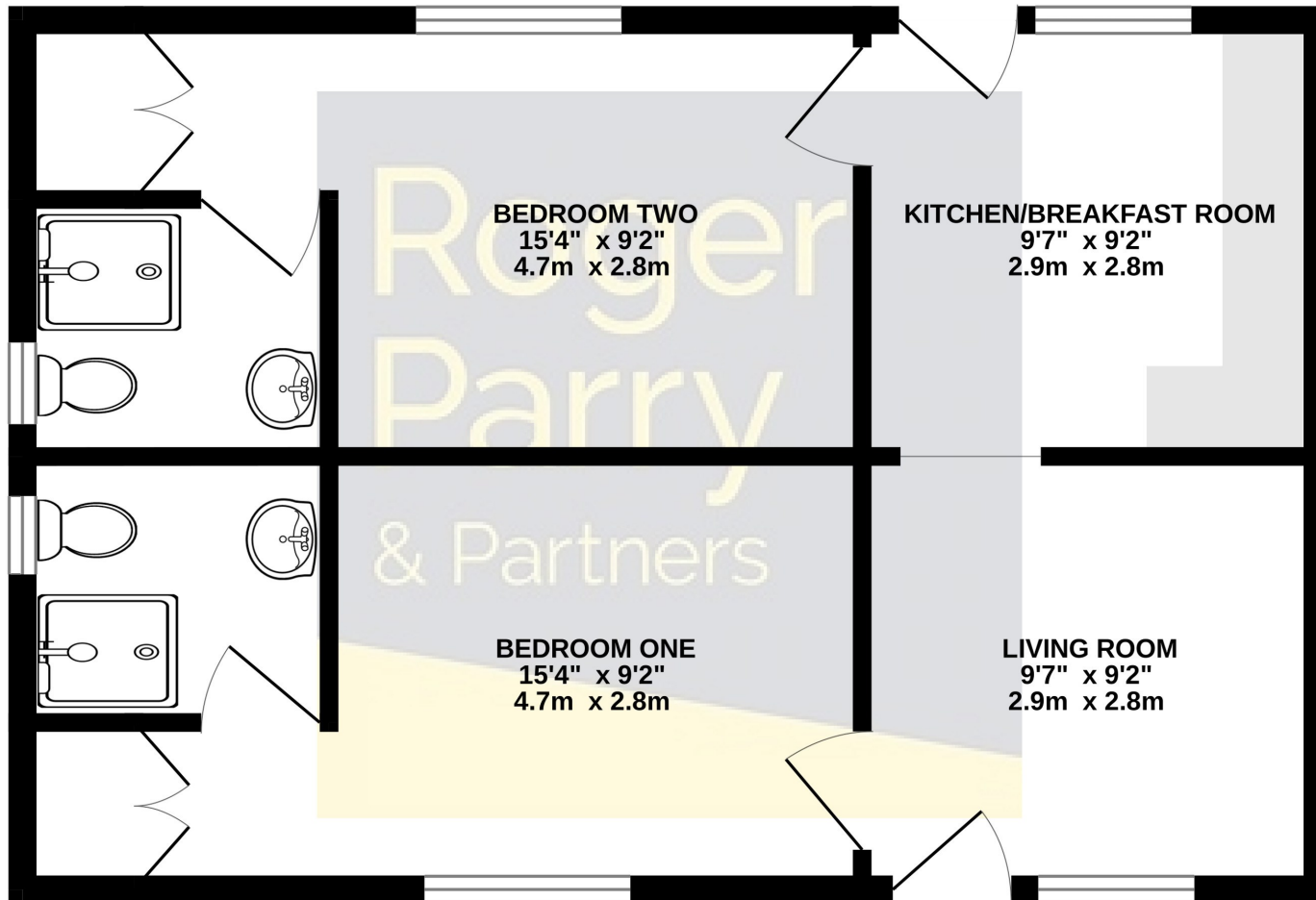
Accommodation briefly comprising A Living Room, a Kitchen/Diner, Two Double Bedrooms, and Two Ensuites.





Floor Plan
(not to scale - for identification purposes only)

GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 500 sq.ft. (46.4 sq.m.) approx.

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**ACCOMMODATION COMPRISING:
(ALL MEASUREMENTS ARE APPROXIMATE)**

A glazed uPVC door leads to:

LIVING ROOM

Wood effect laminate flooring, front aspect window, and one radiator.

Open archway leads to:

KITCHEN/BREAKFAST ROOM

Wood effect laminate flooring, rear aspect window, rear aspect glazed uPVC door to contained gravel and patio area, built-in wall and base units, laminated worktops including an integrated sink with draining space, a four ring electric hob and low-level electric oven, space for a dishwasher and tall fridge freezer, and one radiator.

Doorway from living room leads to:

BEDROOM ONE

Wood effect laminate flooring, front aspect uPVC window, double cupboard, one radiator.

Doorway leads to:

ENSUITE SHOWER ROOM

Continued laminate flooring, side aspect

privacy window, aqua boarded walls, built-in shower unit, white suite comprising wc and pedestal hand wash basin, and a stainless-steel heated towel rail.

Doorway from Kitchen/Breakfast Room leads to:

BEDROOM TWO

Wood effect laminate flooring, front aspect uPVC window, double cupboard, one radiator.

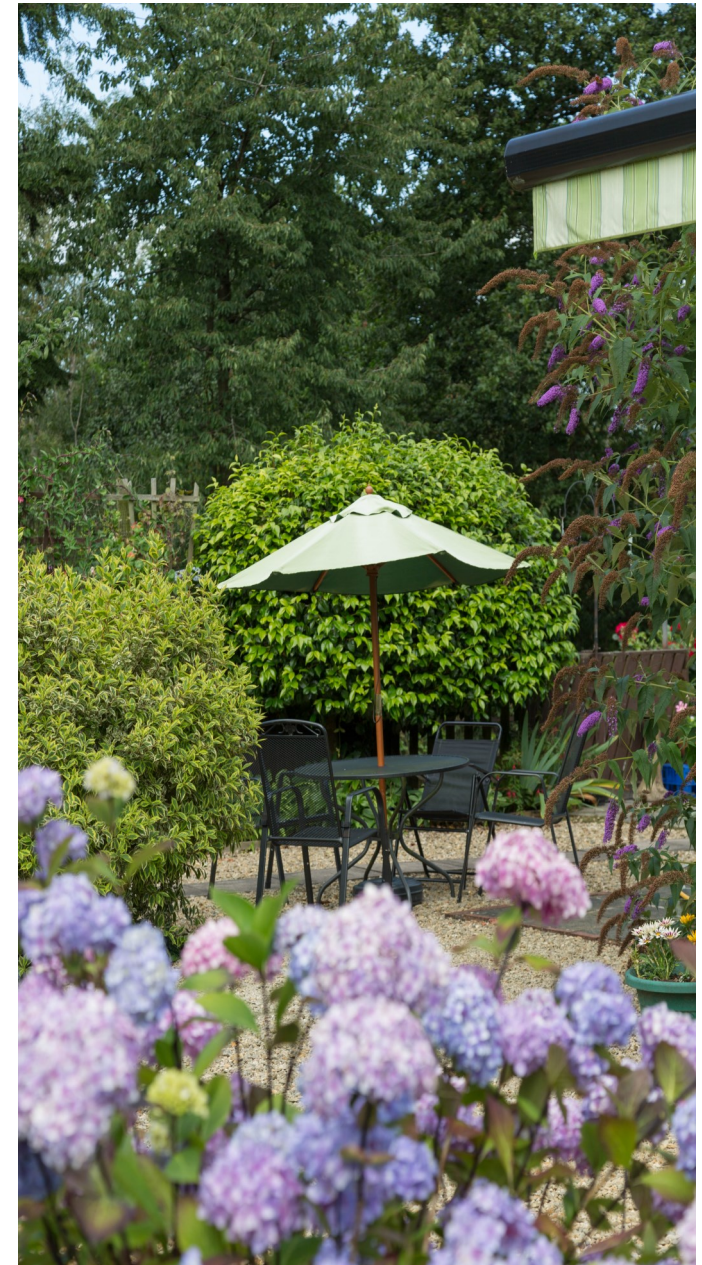
doorway leads to:

ENSUITE SHOWER ROOM

Continued laminate flooring, side aspect privacy window, aqua boarded walls, built-in shower unit, white suite comprising wc and pedestal hand wash basin, and a stainless-steel heated towel rail.

OUTSIDE

A contained gravelled and slabbed area makes for a perfect entertaining space. To the front, there is a gravelled parking area (currently shared with the house) with room for several cars or larger vehicles.



Local Authority: Shropshire Council

Council Tax Band: F

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Church Stretton - Take Shrewsbury Road (B5477) North for approximately 2 miles until you reach a left-hand turning for Lower Wood. The property is on the left-hand side, after this turning.

From Shrewsbury - Take Shrewsbury Road (B5477) South passing through the villages of Dorrington until you reach Leebotwood. Continue through the village and, upon leaving, the property is on your right, just before the turning to Lower Wood.

What3Words: [///locator.withdrew.shuttered](https://www.what3words.com/locator/withdrew.shuttered)

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Welsh Bridge, Shrewsbury, SY3 8LG

shrewsbury@rogerparry.net

01743 343343

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.