



**Roger  
Parry**  
& Partners

Lane End, Soudley, Church Stretton  
Shropshire, SY6 7HQ

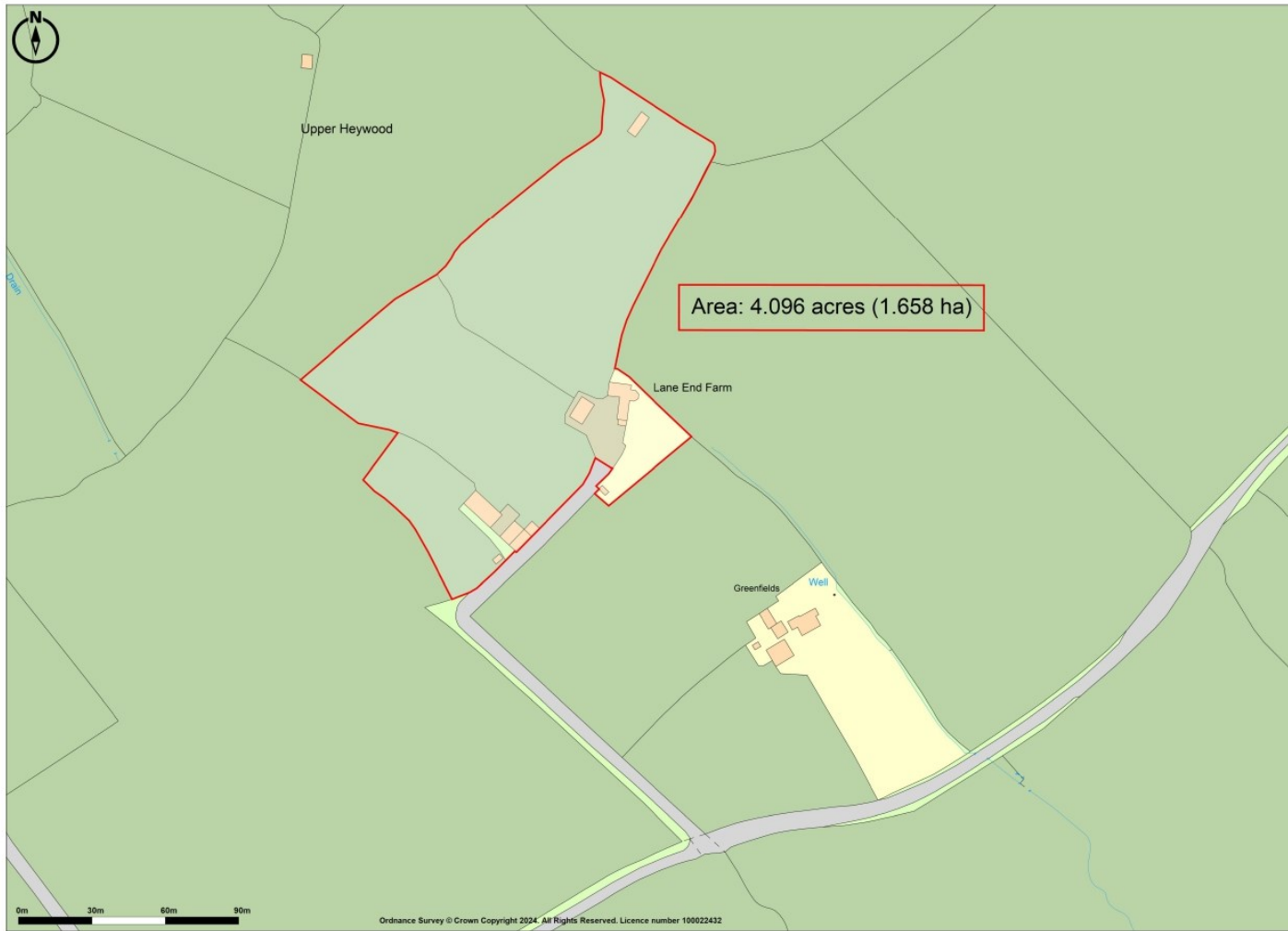


Lane End, Soudley, Church Stretton, Shropshire, SY6 7HQ  
Offers in the region of £625,000

With incredible far-reaching views, Lane End is an ideal property to enjoy the rural tranquillity of the Shropshire countryside. Set in approximately **four acres**, the three-bedroom, detached house enjoys uninterrupted, South facing views towards The Wenlock Edge and Brown Clee. Outbuildings include a single wooden frame garage with workshops either side, a large 12m x 6m Dutch barn, and a stone-built barn with a piggery to the rear and workshop to the side. The property is located approximately three miles west of Church Stretton, a historic town with a wide range of amenities railway connections to Shrewsbury and Cardiff.

**AGENTS NOTE**

There is a public footpath on the site. The footpath passes down the drive running between the property and the garage and continues into the eastern paddock, before exiting the paddock via a public gate.







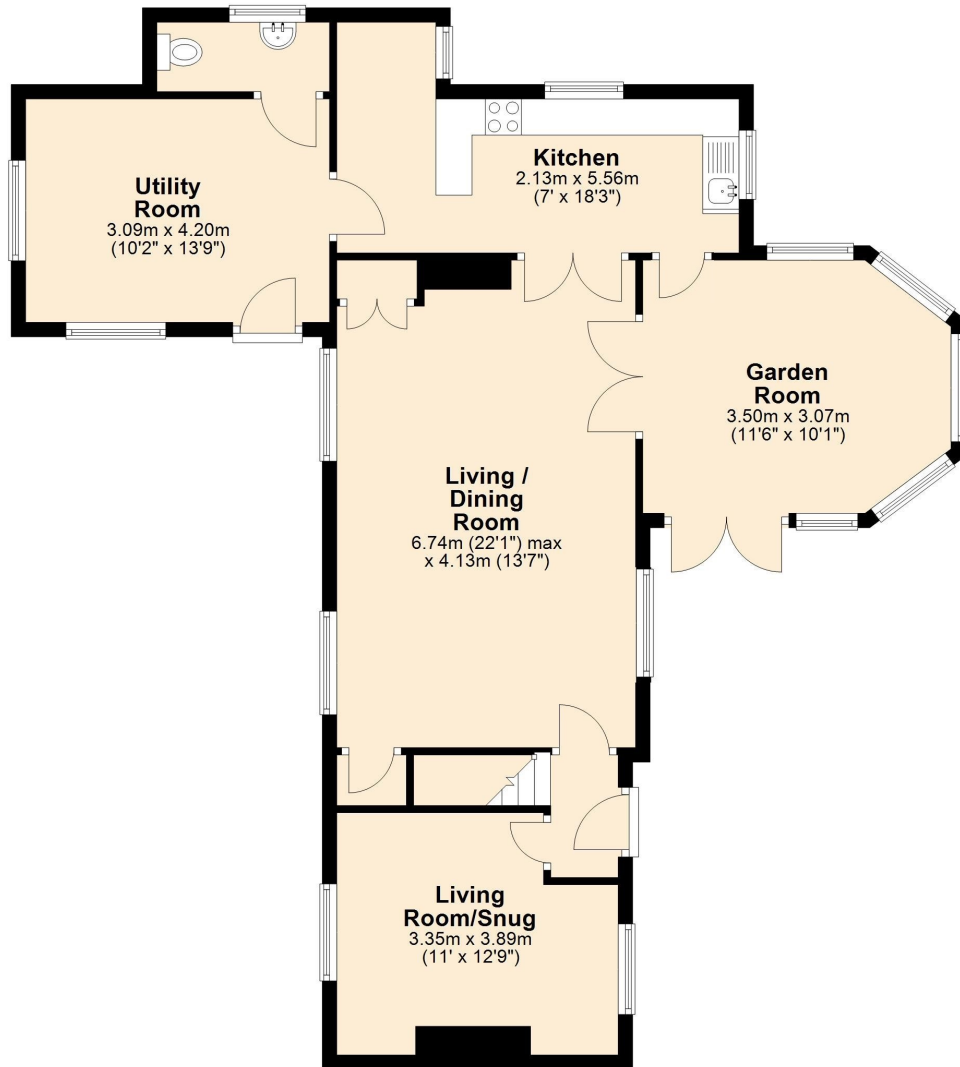


### Floor Plan

(not to scale - for identification purposes only)

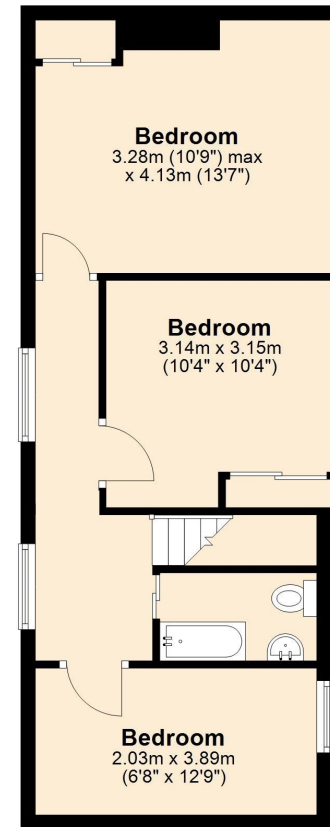
#### Ground Floor

Approx. 87.8 sq. metres (945.5 sq. feet)



#### First Floor

Approx. 43.9 sq. metres (472.7 sq. feet)



Total area: approx. 131.8 sq. metres (1418.2 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

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

Glazed uPVC door leads to:

**ENTRANCE HALLWAY**

Carpet flooring and one radiator.

Leading to:

**SITTING ROOM/SNUG**

11' 0" x 12' 9" (3.35m x 3.84m) Carpet flooring, front and rear aspect uPVC double-glazed windows, open brick-built fireplace with tiled hearth, beamed ceilings, and two radiators.

Entrance Hallway leading to:

**LIVING/DINING ROOM**

22' 1" x 13' 7" (6.73m x 4.14m) Carpet flooring, one front and two rear aspect uPVC double-glazed windows, an open brick-built fireplace with tiled hearth, a recessed display cabinet, two radiators, and a large understairs pantry with shelved storage and a rear aspect window.

Double doors lead to:

**GARDEN ROOM**

11' 6" x 10' 1" (3.51m x 3.07m) Half brick-built garden room with an insulated roof and skylight, laminate flooring, one radiator, and double doors leading to the patio.

Single glazed door leading to:

**KITCHEN**

7' 0" x 18' 3" (2.13m x 5.56m) A combination of laminated and linoleum flooring, side and front

aspect uPVC double-glazed windows, built-in base and wall units with laminated worktops and an integrated stainless-steel sink and drainer, eye-level oven and separate grill, Mistral oil boiler, and one radiator

Glazed door leads to:

**UTILITY ROOM**

11' 1" x 10' 4" (3.38m x 3.15m) Linoleum flooring, one side and one rear aspect uPVC double-glazed window, built-in base units with laminated worktops, space for appliances including a dryer, washing machine, tall fridge freezer, and dishwasher, one radiator and a glazed uPVC back door leading to a covered storm porch. The Utility Room has access to a WC with toilet, wash hand basin, a radiator and a small side aspect window.

Stairs from entrance hallway lead to first floor:

**LANDING**

Carpet flooring and two front aspect windows.

Landing leads to:

**BEDROOM ONE**

10' 9" x 13' 7" (3.28m x 4.14m) Double bedroom with carpet flooring, front aspect uPVC double-glazed window with pleasant countryside views, a built-in wardrobe, and one radiator.

**BEDROOM TWO**

10' 4" x 10' 4" (3.15m x 3.15m) Double bedroom with carpet flooring, front aspect uPVC double-glazed window with pleasant countryside views, a built-in wardrobe and chest of drawers, and one radiator.

**BEDROOM THREE/STUDY**

6' 8" x 12' 9" (2.03m x 3.89m) Large single bedroom, carpet flooring, rear front aspect window with pleasant countryside views, one radiator.

**BATHROOM**

7' 10" x 4' 7" (2.39m x 1.4m) Carpet flooring and linoleum flooring, front aspect wooden frame skylight, fitted bath with shower over, pedestal sink, WC, built-in cupboard, and one radiator

**OUTSIDE**

The property is situated at the end of a long, concrete track creating a quiet, tranquil location in the heart of the countryside. The landscaped gardens are South facing with far-reaching views of the entire Wenlock Edge with Brown Clee visible in the distance. A highly productive, separate, growing area is ideal for those interested in self-sustainability combined with a wooden framed external green house attached to the side elevation of the property. The substantial tarmac parking area allows room for several vehicles, as well as space to turn. A wooden frame single garage offers additional covered parking space, whilst the workshops on either side provide excellent storage or hobby spaces and have the potential to be converted into stabling for a pony or ponies. The land is separated into three, hedge divided, paddocks all with excellent views and productive pastureland. A large steel-framed Dutch barn (12m x 6m) offers excellent storage space for animals or machinery, whilst a stone-built barn (25' 7" x 11' 8"), with piggeries to the rear and a corrugated



shed to the side, is ideal as a workshop or further dry storage area.

### **SINGLE GARAGE AND WORKSHOPS**

19' 1" x 11' 0" (5.82m x 3.35m) Wooden frame with concrete floor and wooden internal boarding. Two workshops (both 19' 1" x 10') with stable-style doors, concrete floor and wooden internal boarding.

### **INTERNET AND MOBILE SIGNAL**

The property currently uses a satellite based broadband (SWS) which provides download speeds of 10mbps (although faster speeds are available for a higher subscription fee).

EE, O2, and Vodaphone have both data and voice coverage. Three has no coverage in the area.







**General Services:** Oil-fired Central Heating, Mains Electricity, Mains Water. Private Drainage - Septic Tank

**Local Authority:** Shropshire

**Council Tax Band:** D

**EPC Rating:** TBC

**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 the B4371 (Sandford Avenue) East to the village of Hope Bowdler. Continue through the village, and after approximately a mile, take the right-hand turn, signposted Soudley. After a further mile, the property is on your right marked by a Roger Parry & Partners 'For Sale' board.

What3Words ref:///snowy.promises.roosts

### Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Bicton Office:

Mercian House, Darwin Court, Oxon Business Park,  
Shrewsbury, SY3 5AL  
mail@rogerparry.net

01743 791 336



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 a 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.