



Roger
Parry
& Partners

The Old Parlour, Lushcott,
Shropshire, TF13 6EE



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Offers in the region of £769,000

The Old Parlour is an attractive four bedroom rural residence, with three bedrooms within the main property and a separate self-contained one bedroom annexe ideal for family members or for use as a holiday let business. The property has been granted planning permission (24/00231/AMP) for extending the main residence, creating a substantial home. Set on a large plot in the beautiful Hamlet of Lushcott, the property benefits from spectacular views of the Wenlock Edge as well as being within 7 miles of the market towns of Church Stretton and Much Wenlock.

Accommodation briefly comprises: A full height living room, kitchen/diner, a large master bedroom with in-room free standing bath and attached wetroom, two double bedrooms and a further shower room. The Annexe briefly comprises: An open plan living/kitchen area, a double bedroom and a shower room.





Floor Plan

(not to scale - for identification purposes only)



Total area: approx. 238.7 sq. metres (2568.8 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.

The Old Parlour KAD, *

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

The Main House

Spacious Reception Room

Full height ceilings, hard wood flooring, two front aspect windows, rear aspect sliding patio doors, a Morso free-standing log burner, two tall wall mounted radiators and two feature timber staircases to individual bedrooms.

Kitchen/Diner

Tiled floor, a side aspect window and front aspect sliding patio doors, wall and base units with a matching central island, Corlan worktops to the base units with a solid oak worktop to the island, a sunken 1.5 bowl stainless-steel sink with mixer tap and draining space, subway tile splashbacks, one radiator, appliances include: a five ring induction hob with extractor hood, a Hotpoint eye-level double oven with grill, a Zanussi microwave oven, a dishwasher, space for an American style fridge-freezer and space for a washing machine. There is access from the kitchen to a covered outside seating area.

Main bedroom

Ground floor large double bedroom, carpet flooring, rear aspect window and front aspect sliding patio doors, a tall wall mounted radiator, tiled flooring to bath area containing a free standing bath on a raised plinth and a hand wash basin integrated within a storage unit.

Ensuite Wet Room

Tiled floor and fully tiled walls, walk in rainfall effect shower, WC, extractor fan and a heated stainless-steel towel rail.

Downstairs Shower Room

Tiled floor and walls, corner shower unit, pedestal hand wash basin, WC, extractor fan and a small radiator.

Stairs from living room to:

Bedroom Two

Double bedroom with areas of restricted headspace, Carpet flooring, side aspect window, roof light, open eaves storage, and one radiator.

Stairs from living room to:

Bedroom Three

Double bedroom with areas of restricted headspace, Carpet flooring, side aspect window, roof light, open eaves storage, and one radiator.

The Annexe

Annexe Living Room

Open plan living room/kitchen, carpet flooring, full height ceilings, exposed beams and trusses, rear aspect window, side aspect French doors, barn style door, kitchenette including an electric oven, ceramic hob, extractor hood, one and a half bowl resin sink with mixer tap, space for a fridge-freezer and one radiator.

Annexe Bedroom

Double bedroom, full height ceilings, exposed beams and trusses, carpet flooring, dual front and side aspect windows.

Annexe Shower Room

Tiled floor and walls, side aspect window, corner shower unit, pedestal hand wash basin, WC, bidet, extractor fan and a small radiator.

Outside

Despite the plots size, it has been designed for low maintenance and provides a number of excellent entertaining spaces. To the front of the property a large gravelled parking area offers ample parking and turning space for cars or larger vehicles. A stunning pond to the left of the entrance, makes a great wildlife habitat and attracts a variety of wetland bird species. To the rear of the property a patio, accessed from the reception room, includes a covered outdoor barbecue area and a separate covered outdoor space (currently used as a wood store). Attached to the outdoor kitchen The Pump Room is a brick built store containing the pump and filtration system for the borehole, and is also an excellent space for storage. The covered area between the main house and annexe is an ideal space for outdoor dining, all year round. Finally a patio in the corner of the plot is an ideal place to soak up the sun and enjoy impressive 360 degree views of the local countryside and the impressive Wenlock Edge.

Location

Lushcott is a rural hamlet located along the Wenlock Edge, a location noted for excellent walking and as an Area of Outstanding Natural Beauty (AONB). The nearby market towns of Church Stretton (7 miles) and Much Wenlock (5.2 miles) offer an extensive range of amenities including primary and secondary schools, supermarkets, public houses and eateries. Both locations also provide access onto local transport links including the A49 and the A458, both of which provide access onto Major Road Networks.

Granted Permission - 24/00231/AMP

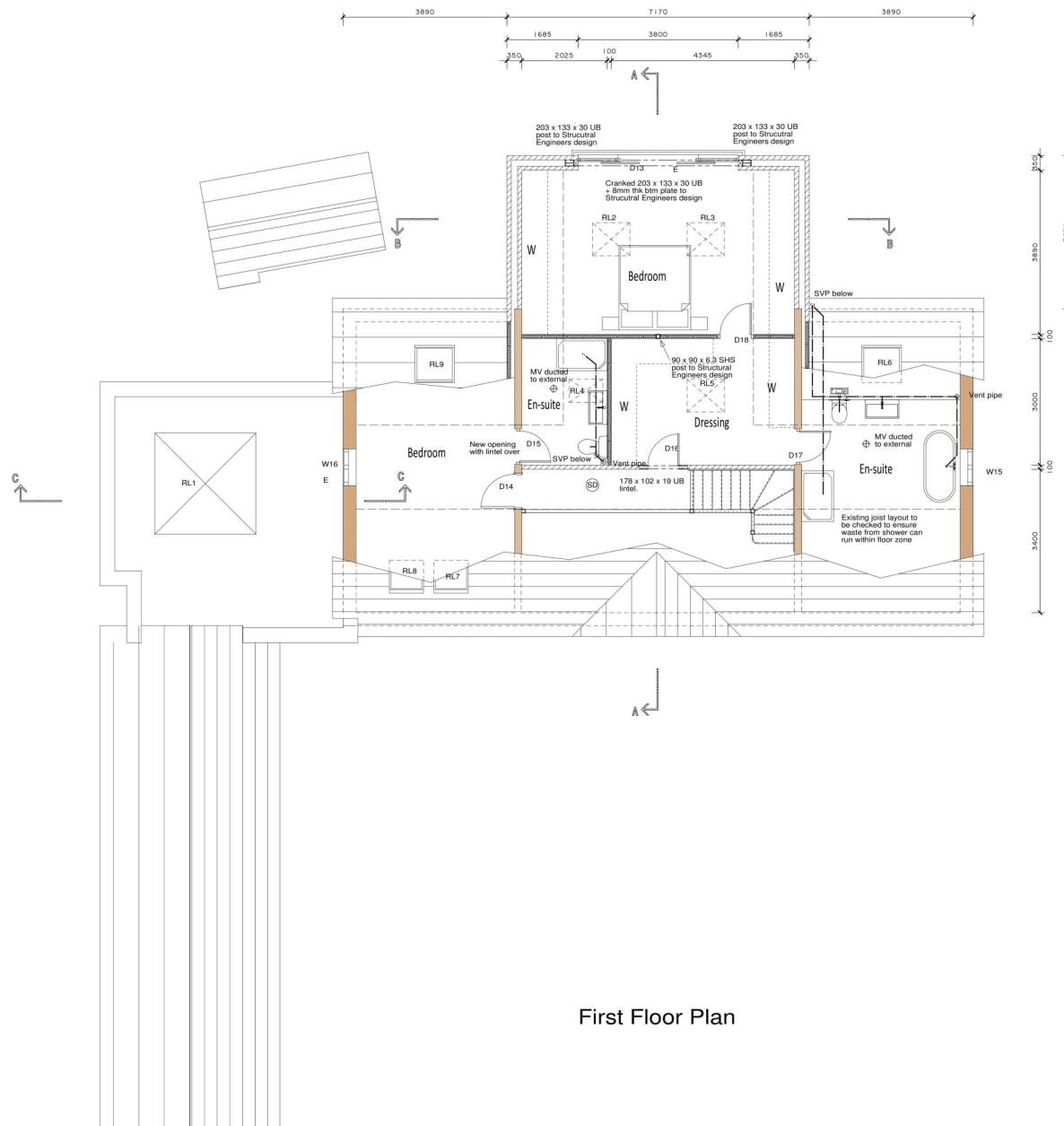
The property has been granted permission to be extended and improved creating a substantial four bedroom / four bathroom home, with the annexe being incorporated into the main property. The design allows buyers to extend the property in stages, or to be fully developed into a rural haven.

Additions include:

- A newly created entrance hallway with full height ceilings.
- A substantial living room with sliding doors onto a rear patio.



- An impressive garden room incorporated into the current kitchen
- A utility room with access to the rear of the property.
- A first-floor master bedroom incorporating a dressing area and large en-suite together with a Juliet balcony providing far reaching views.
- A new en-suite to the current first-floor bedroom.
- A new contained ensuite to the ground-floor bedroom.



First Floor Plan

Note. See specification for more detailed information:
 SD - Mains operated automatic smoke alarm with battery back up. All detectors to be interconnected and comply to BS 5839-6: 2004
 HD - Mains operated automatic Heat Detector with battery back up. All detectors to be interconnected and comply to BS 5839-6: 2004.
 # - Toughened or safety glazing to BS 6206
 MV - Mechanical extract fan ventilating to external air. See specification for volumes
 All wiring to be carried out by an approved contractor and an I.E.E. wiring certificate to be issued upon completion
 E - Window providing means of escape in the event of fire, to have a minimum clear opening of 450x750mm
 MOX - New or replacement fixed solid fuel appliances should be provided with a carbon monoxide detector, within the room where the appliance is located. The alarm should comply with BS EN 50291:2001 and be located on the ceiling at least 300mm from any wall or, if located on a wall, as high up as possible (above any doors and windows) but not within 150mm of the ceiling and between 1 and 2m horizontally from the appliance.



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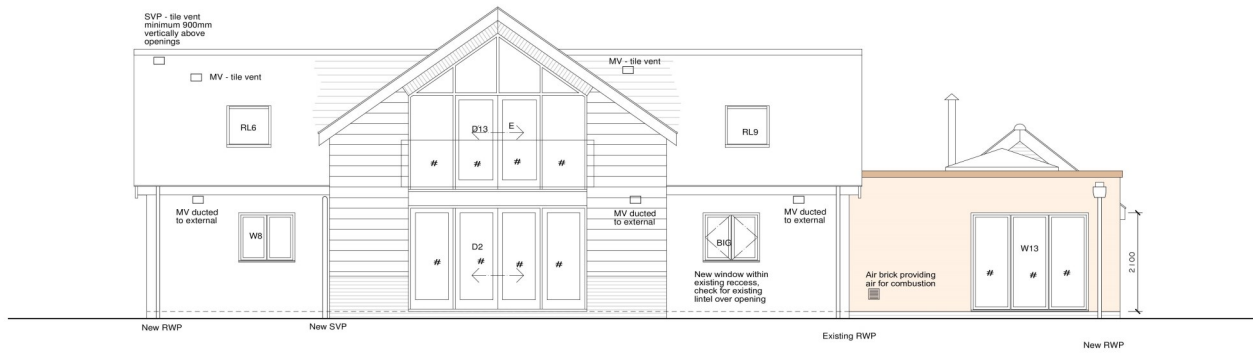
Rev	Description	Date	By	App'd
Original				



Residential - Agricultural - Commercial	
Project	Extension and Alterations
Drawing Title	First Floor Plan
Location	The Old parlour Lushcote Much Wenlock
Client	
Scale (s)	1:50 @ A1
Drawing No.	77646/23/11
Rev	-
Drawn by	SC
Date	Jan 2024
MERCHANT HOUSE, 9 DARWIN COURT OXON BUSINESS PARK, SHREWSBURY, SY3 5AL Tel: 01743 791336 email: mail@rogerparry.net Web address: www.rogerparry.net <small> Roger Parry & Partners is a Limited Liability Partnership registered in England and Wales. Registered office: 9 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, Shropshire, SY3 5AL. Registered number: 07222012. Registered in England and Wales. </small>	



South East Elevation



North West Elevation

- Materials
- Brick plinth in matching brickwork
 - Smooth render finish to garden room.
 - Larch weather boarding with a clear stain finish
 - Aluminium windows with an anthracite grey finish.

Note. See specification for more detailed information

BF - Boiler flue, final position to be confirmed once boiler type has been chosen

MV - Mechanical extract vent

XL - External light with PIR

DB - Door bell push

EMB - Electric meter box

TAP - Outside tap over gully

OB - Obscure glazed window

- Toughened or safety glazing to BS 6206

E - Window providing means of escape in the event of fire, to have a minimum clear opening of 450x750mm



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Rev / Description Date / Day / Month

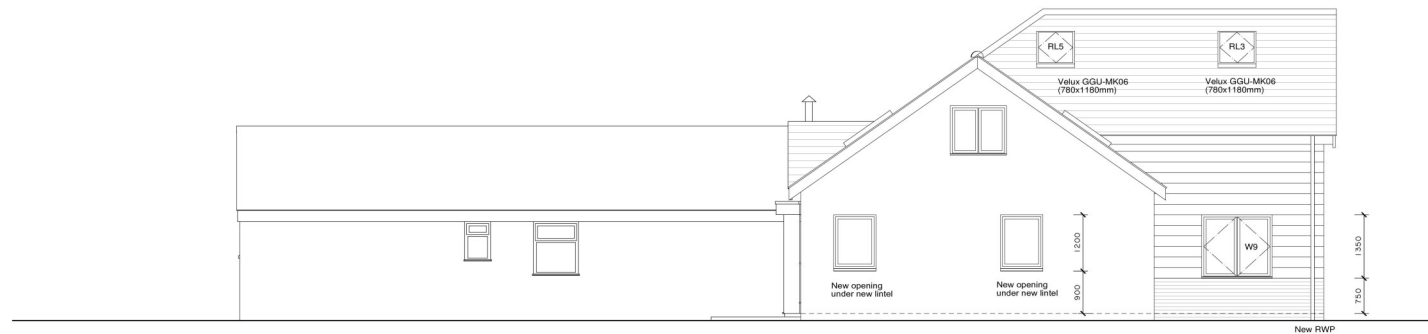
Original



Residential - Agricultural - Commercial			
Project	Extension and Alterations		
Drawing Title	Proposed Elevations Sheet 1		
Location	The Old parlour Lushcott Much Wenlock		
Client			
Scale (s)	1:50 @ A1		
Drawing No.	77646/23/12	Rev	-
Drawn by	SC	Date	Jan 2024
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Rev	Description	Date	By	App'd
Original				



Residential - Agricultural - Commercial				
Project	Extension and Alterations			
Drawing Title	Proposed Elevations Sheet 2			
Location	The Old parlour Lushcott Much Wenlock			
Client				
Scale (s)	1:50 @ A1			
Drawing No.	77646/23/13	Rev	-	
Drawn by	SC	Date	Jan 2024	
MERCHANT HOUSE, 9 DARWIN COURT OXON BUSINESS PARK, SHREWSBURY, SY3 5AL Tel: 01743 791336 email: mail@rogerparry.net Web address: www.rogerparry.net <small> Roger Parry & Partners is a registered company in England Registered Office: 9 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL Registered in England No. 1234567890 VAT No. 255 1234567890 </small>				

General Services: Oil-fired central heating and hot water,
Mains Electricity, Private Water Supply - Borehole, Private
Drainage - Kingspan Bio-disc
Local Authority: Shropshire
Council Tax Band: E
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 East continuing through
the villages of Hope Bowdler and Wall-under-Hayward until
you reach the village of Longville-in-the-Dale. As you are
leaving the village, take a lefthand turn (before the bridge) and
continue on the track for approximately 1.2 miles and The Old
Parlour is on your left.

What3Words ref:///goofy.streamers.starred

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.