



Roger
Parry
& Partners

Homefield & Little Homefield, Cardington,
Gretton, Church Stretton, SY6 7LB



Homefield & Little Homefield, Cardington, Gretton, Church Stretton, SY6 7LB
Guide Price £610,000

A spacious country house with beautiful views and an annex set in around 9.5 acres. Please note Homefield is subject to an Agricultural Occupancy Restriction.



Homefield is a spacious country house offering potential to modernise with beautiful views and an annex set in around 9.5 acres.

Homefield Accommodation

On the ground floor there is a spacious kitchen breakfast room with an oil fired ESSE range. The large sitting room has beams and a log burner and is dual aspect. There is a dining room which has double doors opening to the sitting room. Also, on the ground floor there is a utility room, shower room and reception hall.

To the first floor there is a master bedroom with ensuite shower room and built in cupboard. There are three further bedrooms and a family bathroom.

Please note that Homefield is subject to an Agricultural Occupancy Restriction.

Little Homefield Accommodation

There is a kitchen/ breakfast room, conservatory used as a sitting room, double bedroom with wardrobe, bathroom, and a large entrance porch.

Outside

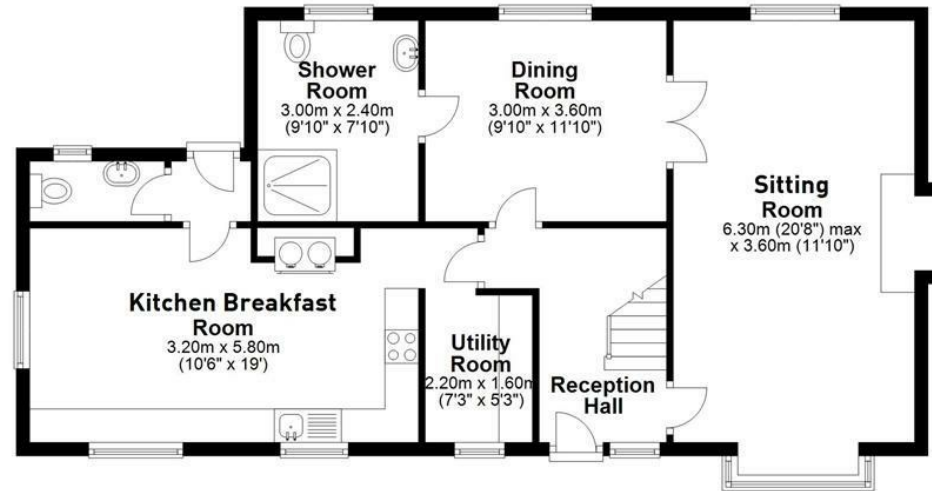
The property is approached via a long drive and offers parking for several vehicles. The garden is currently mostly at the back of the house and to the side. There is also an orchard to the side of the house. There is a useful timber/ corrugated shed for livestock.

The land currently runs down to the front and side of the house.

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

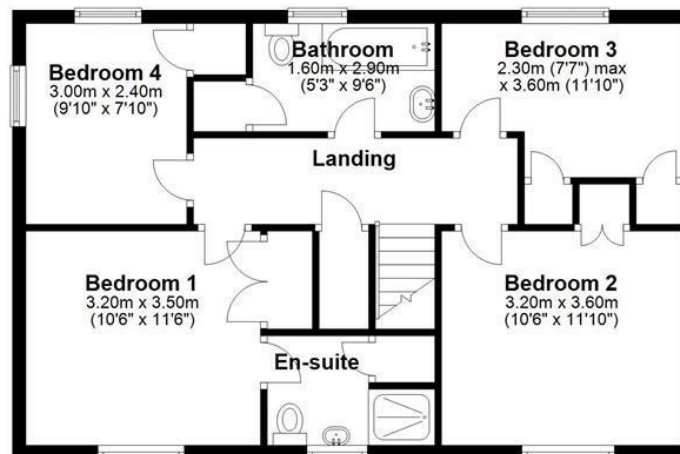
Ground Floor

Approx. 76.5 sq. metres (823.0 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.4 sq. feet)



Total area: approx. 138.5 sq. metres (1490.3 sq. feet)

Homefield

General Services:

Local Authority: Shropshire County Council

Council Tax Band: D

EPC Rating: E

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 towards Much Wenlock and Hope Bowdler. Continue through Hope Bowdler and in Wall under Heywood take the left turn towards Cardington. Continue through Cardington towards Gretton. Upon reaching the next turn signed Chatwall proceed up this lane and at just under a mile the drive will be seen on the left hand side. From Much Wenlock take the road towards Church Stretton B4371 and in Longville

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, 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 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.