



Meadowbrook , Ticklerton, Church Stretton, Shropshire, SY6 7DQ

£1,195,000

This unique, impressive 4 bedroom country house set in grounds of approximately 5.75 acres. This fabulous property is approached via a long driveway with mature oak trees, triple garage with planning permission to convert to a cottage, two well fenced fields/paddocks, established gardens, woodland area with summerhouse, natural brook, mature hedgerows, walled garden, croquet lawn, bandstand. Situated in an area of outstanding natural beauty and approximately 2.5 miles from Church Stretton. VIEWING HIGHLY RECOMMENDED.



Meadowbrook , Ticklerton, Church Stretton, Shropshire, SY6 7DQ Ref: 4833

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Church Stretton

Church Stretton is set in the beautiful south Shropshire Hills between the county town of Shrewsbury and Ludlow. This popular market and tourist town has a thriving community, excellent shopping facilities, cafes, public houses and restaurants, excellent schools, recreational facilities including 18-hole golf course, tennis, bowls and croquet and The 'Mayfair' community centre and GP practice. There are good rail and bus services. Telford lies within easy commuting distance where the M54 gives access to the West Midlands and Birmingham.

Accommodation comprises

Oak entrance door.

Entrance Hall

Radiator, front window, recessed storage cupboard staircase leads to First Floor Landing.

Cloakroom/WC

Fitted with WC and wash basin with tiled splash back.

Sun Lounge 10' 4" x 11' 1" (3.15m x 3.38m)

Part carved oak wall panels, brick fireplace with open grate, 2 radiators with wooden carved covers, window with deep sill overlooking rear gardens, door to terrace, wall recessed storage cupboards, ceiling beams and glazed double doors to:

Orangery 23' 6" x 13' 4" (7.16m x 4.06m)

A beautiful room with paved flooring, glazed windows and ceiling, glazed doors to the front and rear garden and ceiling, exposed timbers, power points, ceiling lights.

Sitting Room 17' 4" x 14' 7" (5.28m x 4.44m)

2 windows with deep sills, radiator, wall lights.

Dining Room 15' 7" x 16' 0" (4.75m x 4.87m)

2 windows with deep sills, and cupboards beneath, recessed fireplace with hearth, log burner and log store, exposed beams, 2 radiators, wall timbers.

Kitchen 10' 8" x 13' 4" (3.25m x 4.06m)

Tiled floor, fitted with oak fronted units to 3 walls areas, tiled worktops and splash backs, double bowl sink unit, integrated oil fired 'Aga' range, 'Whirlpool' ceramic electric hob and Select 620 Diplomat' electric oven, wine rack, ceiling spotlights, 3 windows and door to side Porch

Side Porch

Tiled floor, 2 windows, wall light, plumbing for washing machine and door to the side.

First Floor Landing

Radiator, glazed ceiling panel providing natural lighting, access to boarded loft space with lighting.

Bedroom 1 18' 0" x 13' 1" (5.48m x 3.98m)

Radiator, 2 windows with deep sills, tv aerial point, wall lights.

En Suite

Fitted with bath, wash basin, WC, half tiled walls, window, radiator, strip light and shaver socket.

Bedroom 2 15' 4" x 9' 8" (4.67m x 2.94m)

2 windows with deep sills, fitted wardrobe and radiator.

Bedroom 3 14' 7" x 11' 1" (4.44m x 3.38m)

2 windows with deep sills, exposed wall timbers, triple wardrobe and recessed single wardrobe.

Bedroom 4 12' 1" x 10' 4" (3.68m x 3.15m)

Window with deep sill, radiator, recessed single wardrobe and door to eaves space.

Main Bathroom

Fitted with 4 piece suite including bath, walk-in shower WC and wash basin with window over with tiled sill, half tiled walls, spotlights and airing cupboard with hot water cylinder.

Triple Garage 28' 10" x 20' 0" (8.8m x 6.1m)

3 double doors, electric lights and power points. Planning consent was granted in February 2011 for the proposed conversion of the existing triple garage (approx 8.8m x 6.1m) to a holiday let. Further details are available online at Shropshire Planning Applications.

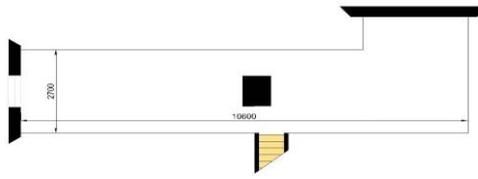
Outside

The property is approached through double iron gates with a sweeping gravelled driveway leading to the detached garage block and front entrance, additional single garage with two stores alongside. This fabulous property is set in grounds of approximately 5.75 acres with 2 well enclosed fields/paddocks, beautiful, established gardens, woodland area with a summerhouse, natural brook, mature hedgerows, walled garden, croquet lawn, bandstand.

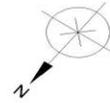
Council Tax Band E

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

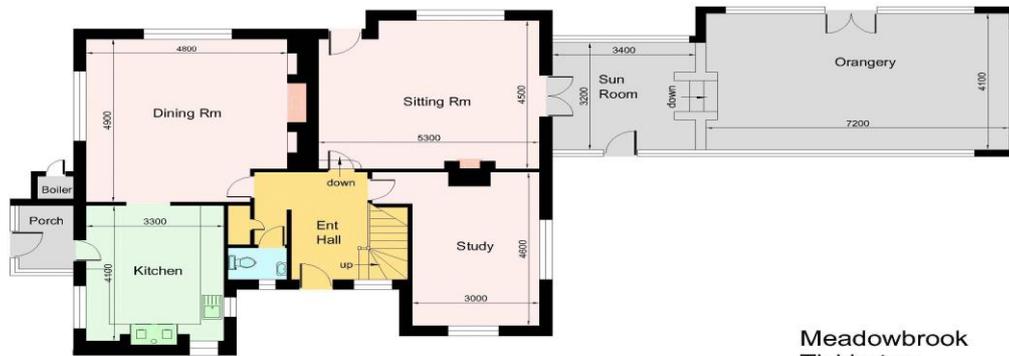
Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



Attic



Floor Plan



Ground Floor

Meadowbrook
Ticklerton
Church Stretton
SY6 7DQ

Total House Floor Area 223 Sq m (2397 Sq ft)

© Wrights Estate Agents Unauthorized Reproduction Prohibited

FLOOR PLANS FOR GUIDANCE ONLY

15/05/2024, 17:24

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Contact](#)

Energy performance certificate (EPC)

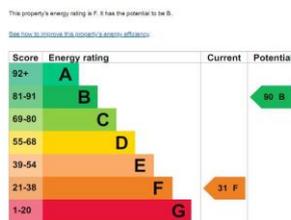
Meadowbrook TICKLERTON CHURCH STRETTON SY6 7DQ	Energy rating F	1991 unit 29 April 2024 Certificate number 0346-2444-5340-2424-1785
---	---------------------------	--

Property type	Detached house
Total floor area	210 square metres

Rules on letting this property

- !** You may not be able to let this property
- This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [more about exemptions on the regulations and exemptions](#) on [www.gov.uk/government/consultations/energy-ratings-for-rental-properties](#) or [www.gov.uk/government/consultations/energy-ratings-for-rental-properties](#).
- Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales.



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage