



Beech House, Munslow, Shropshire, SY7 9ET

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A superior five bedroom detached residence in excellent condition, with uninterrupted far reaching views to the rear across the Shropshire Countryside and the Brown Clee. Much Wenlock - 9 miles, Church Stretton - 8.5 miles, Ludlow - 11 miles, Bridgnorth - 14 miles, Shrewsbury - 22 miles. Telford - 18 miles, Welshpool - 31 miles. (All distances are approximate).

## ACCOMMODATION

Beech House was a bespoke build completed around seven years ago, providing wonderful spacious living accommodation comprising of three fine proportioned reception rooms, kitchen with a large utility and separate boot room, and five double bedrooms, two with en-suite bathrooms and a house bathroom. Set behind a large gravelled driveway, there is a detached double garage with landscaped gardens surrounding the house and enjoying a southerly attractive backdrop to the rear with far reaching views. Internally the finish is to a high specification and immaculately presented throughout.

## LOCATION

Munslow is a most sought after south Shropshire village on the B4368, bordering the Shropshire Hills which is an Area of Outstanding Natural Beauty. Benefiting from the near by Crown Inn gastro pub/restaurant - The Crown attracts diners from across the country with it's speciality menus. The area has an abundance of rural walks and bridleways and is in easy reach of Cardingmill Valley and Church Stretton for the more ambitious hill walkers. The near by market town Much Wenlock provides everyday amenities and shopping along with healthcare facilities, schools, sporting, leisure and social clubs. Further shopping can be found in Ludlow with it's renowned food centre and weekend markets.

A COVERED PORCH leads through into the RECEPTION HALL with doors leading off to a STUDY, GUEST CLOAKROOM, and a turning staircase rising to the first floor landing. The LIVING ROOM has a window to the front elevation and patio doors opening out to the rear garden with a stone fireplace housing a cast iron log burner. Leading from the living room there is a formal DINING ROOM with patio doors opening out to the garden terrace. Both the reception hall and kitchen can be accessed from here. The KITCHEN is fitted with an extensive range of units with granite work tops over, double Franke sink unit and drainer, tiled flooring and integrated appliances to include an upright oven/grill with microwave combi oven above, ceramic hob, dishwasher, wine rack and two fridges. An archway leads through into the BOOT ROOM having a range of matching units, tiled floor, sink unit, granite work tops, integrated freezer and provision for a washing machine and dryer. Window and door to the rear garden with views. A separate LAUNARY ROOM provides further fitted units with work tops over, inset sink unit, window to the side aspect with views, door out to the garden, provision for a washing machine and dryer along with the oil fired central heating boiler.

A turning staircase rises to the spacious part galleried landing with a window to the front elevation. The PRINCIPAL SUITE benefits from a large double bedroom with two double fitted wardrobes and a well-appointed EN-SUITE SHOWER ROOM having a white suite to include a WC, tiled shower cubicle, wash hand basin set within a granite topped vanity unit, heated towel rail and a window to the front aspect. The GUEST BEDROOM also offers a double bedroom with fitted wardrobes and an EN-SUITE BATHROOM with a tiled shower cubicle, granite topped vanity unit with inset sink, bath with shower attachment, heated towel rail, WC and window to the rear aspect. There are a further THREE DOUBLE BEDROOMS and HOUSE BATHROOM with a tiled shower cubicle, granite topped vanity unit with inset sink, bath with shower attachment, heated towel rail, WC and window to the side aspect.

## OUTSIDE

Beech House stands set back from the road behind a large gravelled driveway with extensive parking, well screened by a hedge boundary and stocked borders along with a DETACHED DOUBLE GARAGE with two up/over doors to the front, lights and power points. The rear garden enjoys a private Southerly aspect with views across the open countryside. There is a shaped lawn with a paved entertaining terrace that wraps around the property. The borders are well stocked with a wide variety of mature shrubs and flowering plants along with raised planters and hedge boundary. There are outside power points, lights and cold water tap connected.

## SERVICES:

We are advised by our client that main water and electricity are connected to the property. Private drainage via a shared treatment plant and oil fired central heating. Verification should be obtained from your surveyor.

## TENURE:

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

## COUNCIL TAX:

Shropshire Council [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## FIXTURES AND FITTINGS:

By separate negotiation.

## VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

## DIRECTIONS:

From Bridgnorth take the A458 signposted towards Shrewsbury and Much Wenlock. Upon reaching Morville turn left opposite the primary school signposted Craven Arms on the B4368. Continue on this road, through Weston and Hungerford where you will then enter the village of Munslow. Beech House is positioned along on the left hand side just before The Crown public house.

### Tettenhall Office

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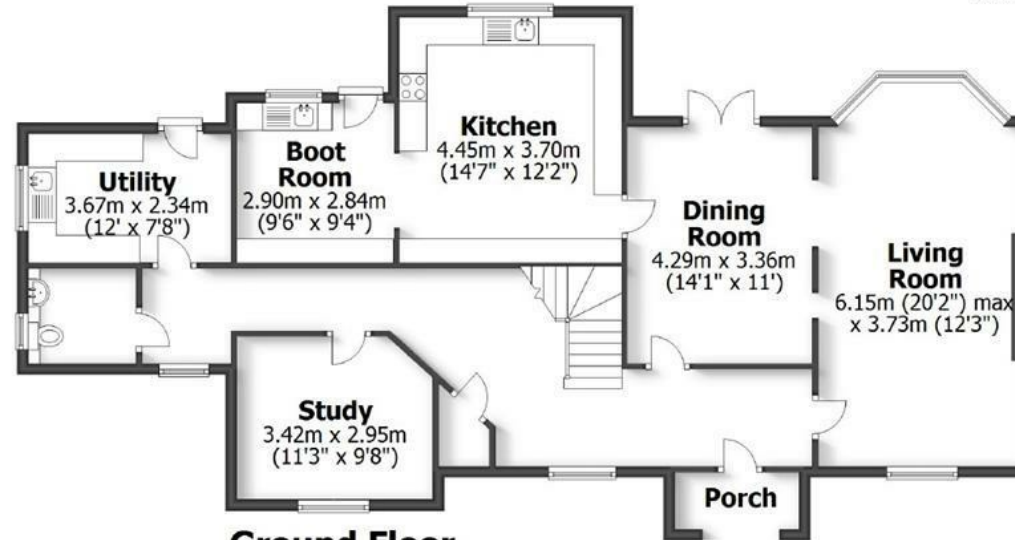
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

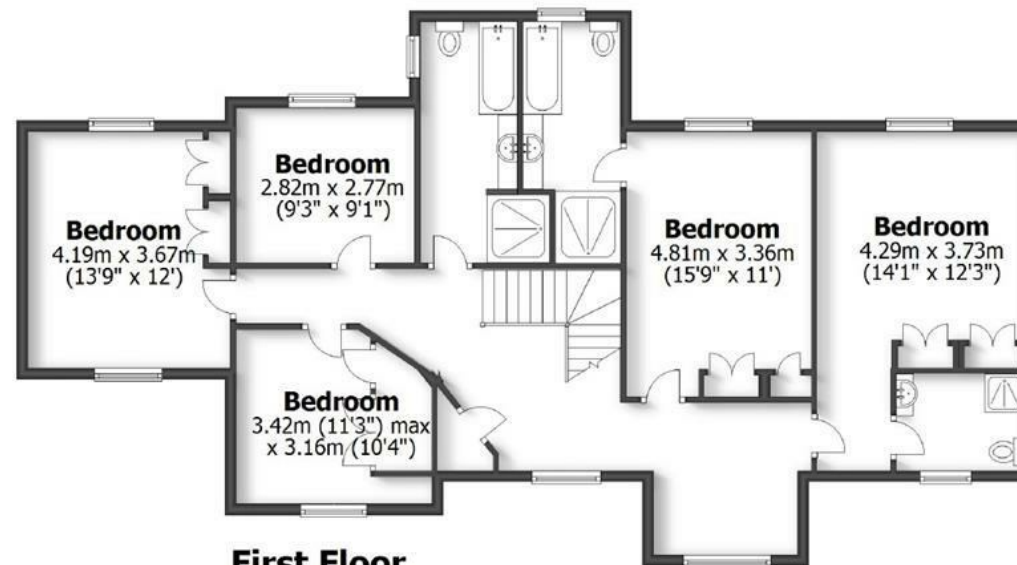
**BEECH HOUSE**  
MUNSLow, CRAVEN ARMS

HOUSE: 233.2sq.m. 2510.6sq.ft.  
GARAGE: 33.2sq.m. 357.2sq.ft.  
**TOTAL: 266.4sq.m. 2867.8sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
& FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

