



SAMUEL WOOD

The Coach House, Cwmdale, Church Stretton, Shropshire, SY6 6JL

Asking Price £900,000



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- Principle Main House (currently two flats)
- Versatile Accommodation
- Five Garages & Parking
- Stunning Rural Views
- Popular South Shropshire Town
- Further Two Bedroom Annexe
- Holiday Let Potential
- Landscaped Gardens
- Excellent Road Links
- EPC Ratings C/D/D

We are delighted to offer this beautifully presented three apartment residence encapsulated within two buildings and situated in the gorgeous rural hills of Church Stretton. The original Coach House, Cwmdale is converted to a high standard providing flats 1 & 2 with double glazing to all principal rooms, wood burners and gas fired central heating throughout. A timber frame annex (flat 3) was added recently to current building requirements with electric heating and heat recovery unit. Further development for a single dwelling is possible to the rear garden area (pre-apps are available). The property offers flexible options as sole personal domestic use or as investment income from flats or possible holiday lets.



FLAT 1

Entrance door to:

Porch 7'5" x 6'11" (2.27m x 2.13m)

Two single glazed windows, wooden framed door to:

Reception Hall

Doors to living room, kitchen, two bedrooms and bathroom. Storage and two double glazed windows.

Living Room 17'10" x 15'10" (5.46m x 4.84m)

Wood effect flooring, six double glazed windows including Velux roof light, double glazed door to the balcony, fireplace with wood burner, wooden effect hearth and mantle.

Kitchen 13'0" x 9'4" (3.98m x 2.86m)

Two double glazed windows to the front aspect giving stunning views of the Stretton hills, laminate flooring, range of cupboards and drawers to work surface areas, freestanding appliances including cooker with extractor fan. Access to the loft space.

Bedroom 1 17'3" x 11'3" (5.27m x 3.45m)

Three double glazed windows to the front aspect, built-in storage.

Bedroom 2 8'3" x 13'0" (2.52m x 3.98m)

Two double glazed windows to the front aspect enjoying the fantastic views, built-in storage space, carpet flooring and contemporary decor.

Bathroom 7'1" x 6'11" (2.16m x 2.11m)

Comprising: bath, electric power shower over bath, tiled splash areas, WC, wash hand basin, double glazed opaque window, additional storage.

FLAT 2

uPVC entrance door with double glazed windows and archway to:

Reception Hall

Stone effect tiled floor, access to the kitchen, dining room/office and two separate storage cupboards, there is also a single glazed window to the living room.



Kitchen 18'0" x 11'6" (5.5m x 3.51m)

Three double glazed windows to the front, double glazed window to the porch, range of cream cupboards and drawers to work surfaces, matching central breakfast island with wooden work top, integrated fridge/freezer, dishwasher, double oven, electric hob, extractor fan, 1.5 bowl stainless steel sink, tiled floor.

Entrance Porch 11'5" x 6'11" (3.5m x 2.13m)

Double glazed construction, five double glazed windows, tiled floor, two separate doors. This room boasts beautiful views into the hills of Church Stretton.

Living Room 17'11" x 16'4" (5.48m x 5m)

Three double glazed windows to the front aspect and views, wooden effect laminate flooring, lovely fireplace with wood burner, three additional single glazed windows overlook the dining room and hall, door to central hall.

Central Hall

Serving bedroom 1, dining room, utility room and further hall with access to bedroom 2 and bathroom.

Bedroom 1 12'4" x 12'4" (3.76m x 3.77m)

With cream thick carpet, three double glazed windows to the front aspect and views.

En-Suite 12'4" x 5'4" (3.76m x 1.65m)

A lovely stone tiled finish with walk-in shower, WC, wash hand basin, double glazed opaque window.

Bedroom 2 16'8" x 11'6" (5.1m x 3.51m)

A light and airy room with three double glazed windows to the front aspect and views, built-in wardrobes, cream carpet.

Bathroom 9'7" x 5'8" (2.94m x 1.75m)

Comprising: P shaped bath, WC, vanity wash hand basin with cupboard, mirror above, double glazed opaque window, splash areas, marble effect flooring.

Utility Room 10'2" x 7'11" (3.12m x 2.42m)

Wooden glass panel door, storage cupboard and work surfaces, tiled floor, sink unit, window overlooks the dining room / office.

Dining Room / Office Space 20'2" x 7'10" (6.15m x 2.41m)

Cream carpet, wall light, wood effect panelling to walls, overhead wood partition with curtain to the office area.

Flat 3

uPVC double glazed entrance door and window to:

Entrance Hall

An L shaped hall with built-in storage cupboards, access to dining kitchen, bedrooms and shower room.

Dining Kitchen 21'9" x 7'10" (6.63m x 2.41m)

(overall measurements) Dining / Office Area with double glazed window to the front aspect, gardens and views, wood effect laminate flooring, sweeping through to the Kitchen with double glazed window to the rear aspect and views, range of cupboards and drawers to marble effect work surface areas, integrated electric hob, oven, microwave and dishwasher; provision for washing machine, stainless steel sink.

Living Room 21'9" x 10'7" (6.63m x 3.25m)

Wooden effect laminate flooring, double glazed window to the side, double glazed doors lead to front balcony enjoying the fantastic views, marble fireplace with electric fire.

Bedroom 1 13'0" x 9'8" (3.97m x 2.97m)

Double glazed window to the front aspect, wooden effect laminate flooring, contemporary décor.

Shower Room 7'0" x 7'5" (2.15m x 2.27m)

Comprising: a large walk-in shower with shower boards, WC, vanity wash hand basin with cupboard and mirrored cabinet. A further door to the entrance hall.

Bedroom 2 9'9" x 9'3" (2.98m x 2.84m)

Double glazed windows to the rear aspect with views, wooden effect laminate flooring, contemporary décor.

Outside

The front of the property offers a good sized garden with flowers/shrubs and more stunning views. There is also a driveway big enough for four cars with a triple garage.

The rear boasts another driveway with modern double garage and large landscaped garden; offering breath taking views of the surrounding hills.





Key Selling Points

The Coach House is a property that has been divided into two separate flats both of which are approximately of equal size and each consisting of two bedrooms, kitchen and a large sitting room. Both of the properties have good views, although the top floor apartment does have a super view across Church Stretton and also benefits from a terrace just off the sitting room. The ground floor flat has a garden to the front. There is a possible option to turn the building (subject to the necessary planning permissions) back into one residence by either incorporating this within the main fabric of the building, or utilising either dining room or utility room to create a staircase to the upper floor.

Adjacent there is a recently converted two bedroom annexe which has been built on top of the lower garages.

There is a garden to the rear which has been divided up between the properties and there are five garage spaces between the three properties, all have further parking in front of them.

The let flats are tenanted on an AST basis and could be given two months notice on exchange of contracts.

Services at the property

We understand that the property has gas, mains electricity, mains water and mains drainage.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: Flat 1 (C) Flat 2 (C) Flat 3 (A)

Tenure

We understand the tenure is Freehold

Mortgage Services

We offer a no obligation mortgage service through our in house Financial Advisor. Please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

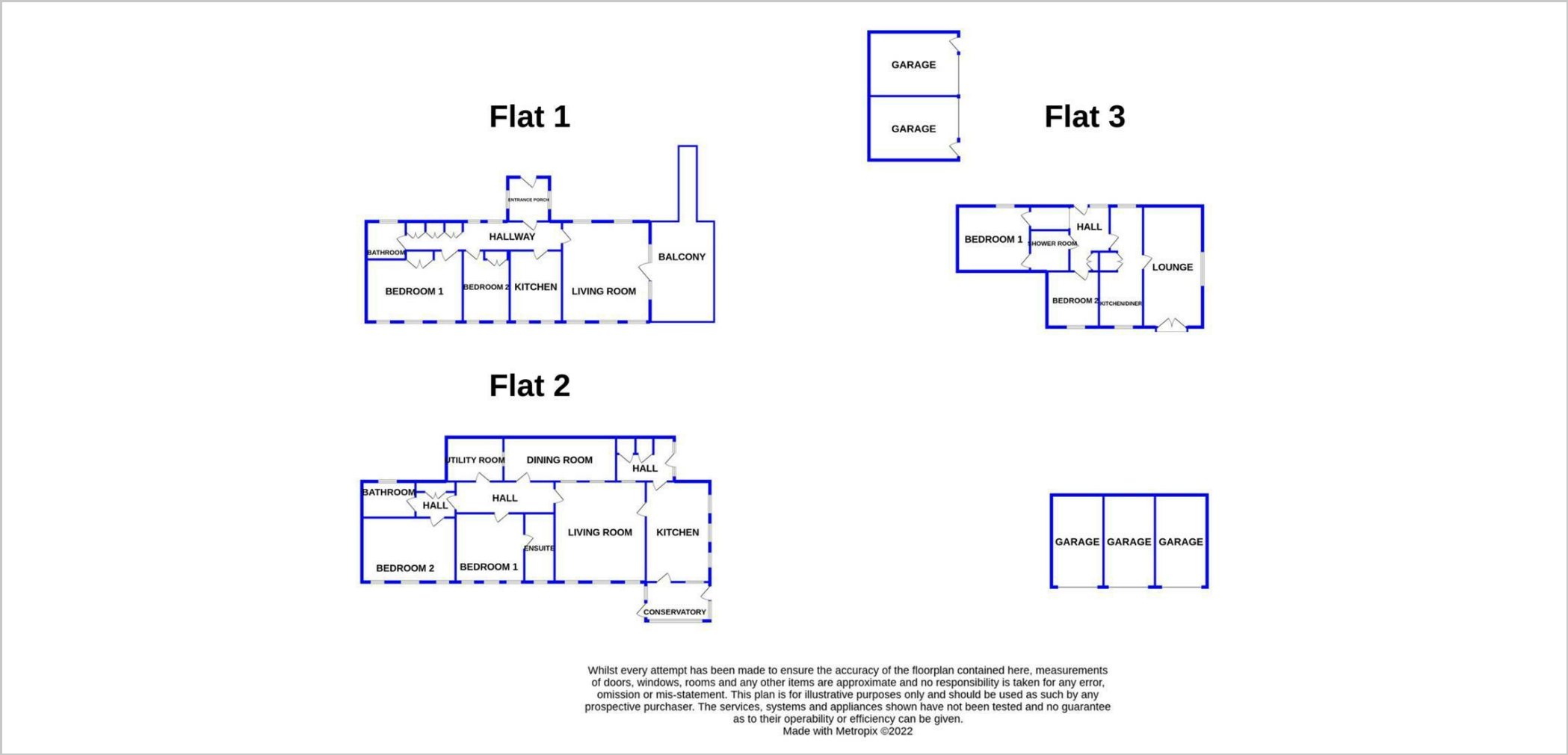
Located equidistant between Church Stretton and All Stretton to the west side of Shrewsbury Road (left hand turn if travelling north bound) just before Montgomery Waters or a right-hand turn just after Montgomery Waters if travelling south bound (B5477). Follow the road up and around to the right and it is the last property on the left hand side with three garages facing you.







Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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