

Sunnieside

All Stretton Church Stretton

SY6 6HJ



3 Bedroom House - Detached
Offers In The Region Of £325,000

The features

- CHARMING 3 BEDROOM PERIOD COTTAGE
- BEAUTIFUL VIEWS OVER THE VALLEY ACROSS TO THE HILLS
- LOUNGE, SITTING ROOM, LARGE BREAKFAST KITCHEN
- LARGE ESTABLISHED GARDENS
- NO UPWARD CHAIN
- OFFERING SCOPE FOR MODERNISATION AND IMPROVEMENT
- MANY ORIGINAL FEATURES
- 3 GENEROUS SIZED BEDROOMS AND BATHROOM
- MUCH SOUGHT AFTER VILLAGE LOCATION
- EPC RATING F



***** DETACHED COTTAGE WITH STUNNING RURAL VIEWS *****

This charming cottage offers great opportunity for modernisation and improvement with scope to extend to provide additional accommodation (subject to the necessary consents).

Set in a lovely elevated position with stunning views over open countryside, across the valley to the hills, on the edge of this most popular village a short drive from the busy market Town of Church Stretton. For commuters there is ease of access to A49 and M54 motorway network.

The accommodation briefly comprises Lounge and Sitting Room each with exposed beams and open grates, large Breakfast Kitchen, 3 Bedrooms and Bathroom.

The property has the benefit of delightful well stocked gardens and parking.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this beautiful village. Within a short distance is Church Stretton, a totally self sufficient Town and which boasts an excellent range of amenities including schools, supermarket, independent stores, restaurants cafes and public houses Churches, doctors and Railway Station with links to the County Town. There is some of Shropshire's finest hills, countryside and walks on the doorstep.

ENTRANCE

Wooden entrance door opens to entrance hall with stairs leading to the first floor.

SITTING ROOM

having window to the front with lovely aspect over the gardens and open countryside beyond across to the hills. Chimney breast with open grate and built in storage cupboards to the side, exposed beamed ceiling.

LOUNGE

A lovely light room with two windows overlooking the front with lovely open aspect over the gardens, open countryside and across to the hills. Exposed beamed ceiling, open fireplace.

KITCHEN/BREAKFAST ROOM

A good sized room with single drainer sink set into base cupboard. Further range of cupboards and drawers with work surface over and ample space for appliances and dining table. Window overlooking the side and rear, original quarry tiled floor. Two useful Pantry Cupboards and door to

REAR ENTRANCE PORCH

with door to garden.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with window to the side with open aspect over the garden and hills beyond.

BEDROOM 1

A lovely light room with two windows providing a fabulous outlook over open countryside across the valley to the hills. Chimney breast with period grate and Airing Cupboard to the side.

BEDROOM 2

Again with window to the front and lovely open aspect over open countryside and across the valley to the hills chimney breast with open grate.

BEDROOM 3

with window to the side with views over the garden.

BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Window to the side.

OUTSIDE

The property occupies a lovely elevated position from which there are the most wonderful open views across farmland to the

The Gardens are of a good size being to shaped lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees. To the one side is a large paved sun terrace, the perfect spot to while the day away and enjoy the open views, large gravelled flower beds.

There is parking to the front of the property for one large or two small cars - with the possibility of creating additional parking.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

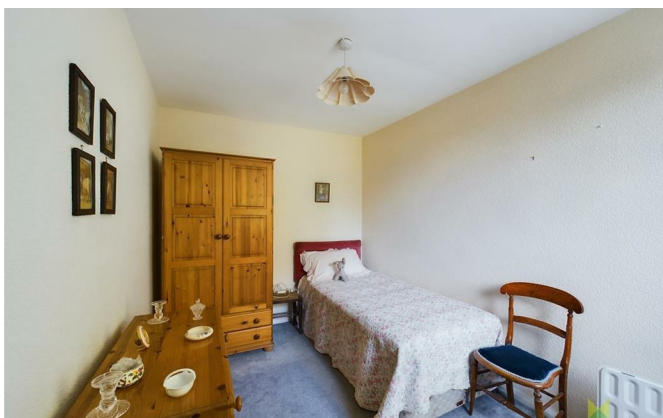
REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

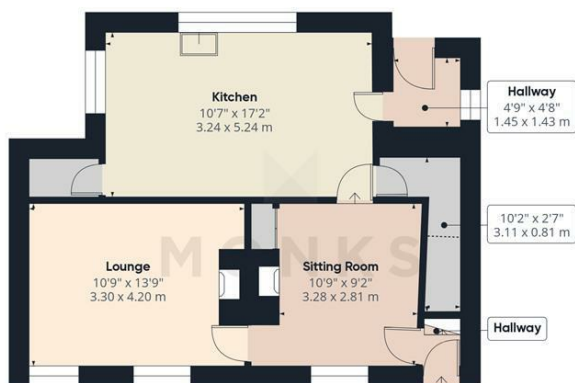




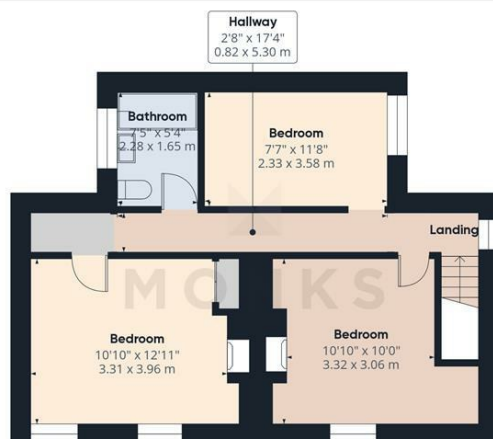
Sunnieside , All Stretton, Church Stretton, SY6 6HJ.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

983.26 ft²
91.35 m²

Reduced headroom

12.38 ft²
1.15 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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