



Croft House, Hazler Crescent, Church Stretton, Shropshire,
SY6 7AH

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £1,100,000

Viewing: strictly by appointment
through the agent

Occupying a generous plot of approximately 0.26 of an acre. Croft House is a most attractive Edwardian 6 bedroom detached residence with improved and spacious accommodation over four floors, along with a contemporary recently constructed detached 3 bedroom 2 storey ANNEX which could make a fantastic holiday let providing an excellent potential income, or alternatively separate family accommodation. The property boasts a highly sought location within Church Stretton having beautiful views towards the Shropshire Hills and local countryside. The historic market town of Church Stretton is surrounded by some of the most picturesque countryside in Shropshire and has a variety of independent shops, restaurants, cafes, public houses, doctors surgery and railway station, and is well placed for access to medieval towns of Shrewsbury and Ludlow, and commuters will be pleased to know that access to the A5 is readily accessible linking up to the M54 motorway network. Viewing truly comes highly recommended by the selling agent. The accommodation briefly comprises of the following: Entrance porch, reception hallway, lounge, dining room, sitting room, snug, kitchen/breakfast room, cellar and adjoining laundry, first floor landing having three double bedrooms (two of which having modern ensuite bathrooms), bespoke family bathroom, second floor landing having three further bedrooms and secondary bathroom, a contemporary recently constructed detached 2 storey ANNEX comprising: reception hallway, three ground floor bedrooms (two of which having ensuite shower rooms), first floor living area comprising: A bespoke kitchen/diner, living area with open fronted walk-out balcony, well kept gardens (plot size approaching approximately 0.26 of an acre) large tarmacadam stoned and brick paved driveway providing ample off street parking from a number of vehicles, period features throughout, gas fired central heating, derisible residential location, sought after market town. Viewing recomende

Leaded sealed unit double glazed entrance door gives access to:

Entrance porch

Having period tiled floor, wall mounted digital control electric heater, original stained glazed wooden framed door with matching windows to side then gives access to:

Reception hallway

Having period tiled floor, radiator with cover, coving to ceiling.

Wooden panel door from reception hallway gives access to:

Bay fronted lounge

16'1 max into bay x 13'6

Having three glazed sash windows set to bay overlooking the property's front gardens, two radiators, open fire set to a tiled hearth with decorative timber fire surround, picture rail, cornice to ceiling.

Wooden panel door from reception hallway gives access to:

Bay fronted dining room

16'0 max into bay x 13'6

Having three glazed sash windows set to bay overlooking the property's front gardens, further glazed sash window to side, two radiators, open fire with tiled hearth and impressive original fire surround, picture rail, cornice to ceiling.

Part glazed wooden panel door from reception hallway gives access to:

Snug

18'10 max reducing down to 14'10 min x 11'8

Having feature exposed chimney breast / wall with inset wood burning stove, radiator with cover, tiled floor, UPVC double glazed door with fitted blind giving access to rear of property.

Wooden panel door from snug gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with tiled splash surround, UPVC double glazed window to rear, tiled floor, radiator.

Wooden panel door from snug gives access to:

Bay fronted sitting room

16'0 max into bay x 13'6

Having three glazed sash windows set to walk-in bay overlooking side of property and additional UPVC double glazed window to rear, attractive living flame coal effect period style fireplace with decorative timber fire surround, two radiators, wall light points, picture rail, cornice to ceiling.

Wooden panel door from snug gives access to:

Kitchen/breakfast room

17'7 x 14'3

A range of attractive eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with sink drainer unit with mixer tap over, glass display cabinets, Range Master cooker with twin ovens, warming drawer, grill and hob above with concealed cooker canopy, island/fitted breakfast bar with storage cupboards below and wooden style fitted worktop, integrated fridge freezer, dishwasher, two radiators, recessed spotlights to ceiling, additional tiled floor, UPVC double glazed window to side, UPVC double glazed French doors giving access to rear gardens plus additional UPVC double glazed door giving access to side of property.

Wooden panel door from snug gives access to a brick staircase which leads down to:

Cellar and adjoining laundry

Cellar

13'0 x 10'2 excluding recess

Having floor mounted pressurised Mega Flow water tank and wall mounted Worcester gas fired central heating boiler.

Laundry

9'4 x 8'2 max into recess reducing down to 9'4

Having space for washing machine and tumble dryer, radiator.

From reception hallway stairs rise to:

First floor landing

Having radiator with cover, door style UPVC double glazed window, wall mounted digital heating control panel.

From first floor landing wooden panel doors give access to: Three bedrooms and re-fitted family bathroom





Bedroom

15'11 max into bay x 13'7

Having three glazed sash windows set to walk-in bay overlooking the front gardens of the property, neighbouring property's and Long Mynd, additional glazed sash window to side, period fireplace, picture rail.

Wooden panel door from bedroom gives access to:

Ensuite bathroom

Having a four piece suite comprising: Roll top bath with antique style mixer tap over and handheld shower attachment off, corner tiled shower cubicle, pedestal wash hand basin, low flush WC, glazed sash window to front, tiled floor, tiled to walls, heated chrome style towel rail.

Bedroom

16'0 max into bay x 13'6

Having three glazed sash windows to set into walk-in bay overlooking the property's front garden, neighbouring property's and the Long Mynd, two radiators, period fireplace, picture rail.

Wooden panel door gives access to:

Ensuite bathroom

Having a roll top bath with antique mixer tap over and handheld shower attachment off, corner tiled shower cubicle, pedestal wash hand basin, low flush WC, tiled floor, tiled to walls, glazed sash window to front, heated chrome style towel rail.

Bedroom

16'0 max into bay x 13'6

Having three glazed sash windows set to walk-in bay overlooking the side of the property, two additional UPVC double glazed windows to rear, picture rail, two radiators, wooden panel interconnecting door to re-fitted family bathroom.

Re-fitted family bathroom

Comprises: Large jacuzzi bath with mixer tap over and handheld shower attachment off, tiled shower cubicle, low flush WC, bidet, pedestal wash hand basin, two UPVC double glazed windows, tiled floor, fully tiled to walls, heated chrome style towel rail, recessed spotlights to ceiling.

From first floor landing stairs rise to:

Second floor landing

Having eaves storage, wall mounted digital heating control panel, UPVC double glazed window to side, loft access.

Wooden panel doors from second floor landing then give access to: Three further bedrooms and bathroom.

Bedroom

13'7 x 13'5

Having two glazed sash windows to front with pleasing aspect towards the Long Mynd, period fireplace, radiator.

Bedroom

13'7 x 13'6

Having UPVC double glazed window with pleasing aspect to rear, radiator with cover,, secondary loft access.

Bedroom

13'5 excluding recess x 6'8

Having restricted head height with part sloping ceilings, UPVC double glazed window to side, radiator.

Contemporary detached 3 storey 3 bedroom ANNEX

Aluminum framed double glazed door gives access to:

Reception hallway

Having aluminum framed glazed windows with part aluminum glazed roof, oak wooden flooring, understairs storage cupboard, radiator, wall mounted digital heating control panel, recessed spotlights to ceiling

Door from reception hallway gives access to:

Cloakroom

Having WC with hidden cistern, wash hand basin with mixer tap over, half tiled to wall, oak wooden flooring, wall mounted extractor fan.

From reception hallway doors give access to: Three ground floor bedrooms.

Bedroom one

13'7 x 11'0

Having aluminum framed double glazed French doors, wall hung radiator, oak wooden flooring, recessed spotlights to ceiling.

Door gives access to:

Contemporary ensuite shower room

Having walk-in tiled shower cubicle with wall mounted mixer shower and glazed shower screen to side, wash basin set to vanity unit, WC with hidden cistern, wall mounted non touch and anti steam mirror, aluminum double glazed window, wall mounted heated chrome style towel rail, fully tiled to walls, recessed spotlights to ceiling, wall mounted extractor fan, under-floor heating.

Bedroom two

13'6 x 10'2

Having two aluminum framed double glazed windows to front, radiator, oak wooden flooring, recessed spotlights to ceiling.

Door to:

Contemporary ensuite shower room

Having walk-in tiled shower cubicle with wall mounted mixer shower, contemporary glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit, aluminum framed glazed window to front, tiled to walls, wall mounted extractor fan, tiled floor, recessed spotlights to ceiling, heated chrome style towel rail.

Bedroom three

8'1 x 6'5

Having aluminum framed double glazed window to side, radiator, TV aerial points, oak wooden flooring.

From first floor landing a modern and wooden glazed staircase leads to:

Impressive open plan kitchen/diner/lounge

22'9 x 19'2

The kitchen/dining area comprises: A range of modern eye level and base units with built-in cupboards and drawers, fitted Granite worktops with inset sink with mixer tap over, integrated Neff oven, Neff microwave combination oven with warmer drawer below, Hotpoint integrated dishwasher, Hotpoint integrated fridge freezer, five ring induction hob with contemporary wall hung cooker canopy over, wine cooler, island/breakfast bar with fitted Granite worktops, loft access, four double glazed roof windows, radiator, oak wooden flooring.

The lounge area comprises: Two radiators, oak wooden flooring, recessed spotlights to ceiling, TV aerial point.

Sliding aluminum framed doors then give access to:

Open fronted enclosed walk-out balcony

Having a lovely aspect towards neighbouring property's, the Long Mynd and beyond.

Brick built summerhouse

15'0 x 11'11

Having tiled floor with under-floor heating, two UPVC double glazed windows, UPVC double glazed bi-folding doors, wall mounted electric heater.

Bar/Entertainment room

12'6 x 7'6

Having fitted storage cupboards with Granite worktop, range of sealed unit double glazed windows and sealed unit double glazed French doors, recessed spotlights to ceiling, wood effect flooring.

Outside

The property occupies a generous size plot. To the front there are low maintenance front gardens having stoned and paved sections with inset shrubs. To the side of this there is a generous tarmacadam stoned and brick paved driveway providing ample off street parking for a number of vehicles.

Access is then given to the property's:

Rear gardens

Which comprises: Indian sandstone patio area and sun terrace, raised decked area, lawn gardens, well stock borders containing a variety of shrubs, plants and bushes. The rear gardens have a pleasing aspect towards neighbouring property's and local countryside. The rear gardens are enclosed.

AGENTS NOTE

Planning permission has been granted for a single storey and first storey extension to the rear of the property if required. APPLICATION NO: 17/01440/FUL.

Directions

Take A49 north from Ludlow and carry on until you reach Church Stretton. Turn right at the traffic lights by the Apple Green Garage, then take the 1st right into Watling Street South and then 1st left onto Hazler Crescent. The property is then located a short distance on the right hand side clearly identified with our For Sale board.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND F

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

