



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**The Bank House Lodge, Longhills Road, Church  
Stretton, SY6 6DS**

**£550,000 Region**

To view this property please call us on **01743 236 800** Ref: C7507/WM/lrd



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# A detached, 4 bedroom character residence, occupying an enviable position.

This detached 4 bedroom character property provides well planned and well proportioned accommodation throughout, briefly comprising: entrance hall, sitting room, dining room, kitchen to the ground floor and four bedrooms and family bathroom on the first floor. Double garage, storeroom and workshop. Spacious garden with views of the surrounding countryside.

This property, occupying an enviable position, boasts beautiful views of the Stretton Hills, located within walking distance of Church Stretton town centre with its wide range of thoroughfares including bus and rail services, primary and secondary schools, supermarket and range of restaurants and cafes. The surrounding hills provide a wonderful opportunity for recreational pursuits.



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## INSIDE THE PROPERTY

### PORCH

### ENTRANCE HALL

Wood block floor

### CLOAKROOM

Wash hand basin, WC

### SITTING ROOM

15'8" x 20'8" (4.8 x 6.3)

South facing window incorporating double doors  
Stone fireplace

### DINING ROOM

15'5" x 10'5" (4.7 x 3.2)

### KITCHEN

15'8" x 10'5" (4.8 x 3.2)

Range of wall and base units  
Pantry with shelving

From the entrance hall, STAIRCASE rises to the FIRST FLOOR LANDING

### BEDROOM 1

15'1" x 10'9" (4.6 x 3.3)

Windows to the side and front  
Fitted wardrobes

### BEDROOM 2

13'9" x 10'9" (4.2 x 3.3)

Dual access - from the landing and private access  
Window to the front  
Built in storage cupboard

### BEDROOM 3

10'5" x 11'5" (3.2 x 3.5)

Window to the front

### BEDROOM 4

10'2" x 10'9" (3.1 x 3.3)

Window to the front

### BATHROOM

Window to the front

Panelled bath

Large, fully tiled shower

Wash hand basin, WC

Large shelved airing cupboard.

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

16'0" x 19'8" (4.9 x 6.0)

Open fronted

Concrete floor

### STORE

### OUTBUILDING / UTILITY

13'1" x 9'2" (4.0 x 2.8)

The property is divided from the road by a high brick wall and wooden entrance gate, affording superb privacy. There is a wooden pedestrian gate with external steps which allows separate access to Bedroom Two.

To the front of the property is a tarmacadam and brick forecourt providing ample parking and access to the garage, with well stocked flower and shrub borders.

The property enjoys large well established, terraced private gardens with far reaching views over the Stretton Hills. The whole extends to almost a third of an acre.

















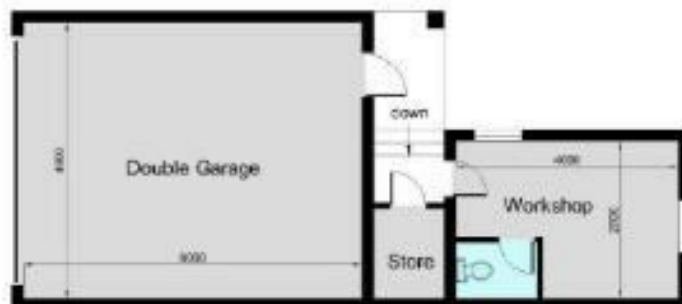
FLOOR PLANS ...



First Floor



Ground Floor



Garage/Workshop

The Bank House Lodge  
Longhills Rd  
Church Stretton  
SY6 6DS

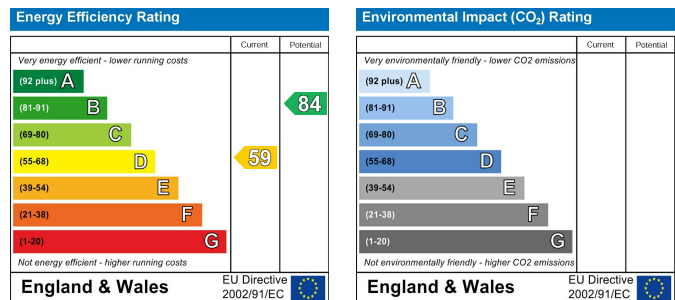
Total House Floor Area 176 Sq m (1892 Sq ft)

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## HOW TO FIND THIS PROPERTY

From the Miller Evans office, Church Stretton, you would carry up Church Way and turn right onto Church Street. At the fork in the road, bear right; then left at the end of the road and immediately right onto Longhills Road. Proceed on Longhills Road for a short distance where the property will be found on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

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

Council Tax Band: F

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



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Tel: 01694 724700 | Fax: 01743 248671



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

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Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)