



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

The Holt, 2a Burway Road, Church Stretton, SY6 6DP

**Offers In The Region Of
£550,000**

To view this property please call us on **01743 236 800** Ref: C7737/WM/KQ

A well appointed, unique, three bedroom detached house, situated in an idyllic setting on the edge of the Long Mynd.

This unique three bedroom detached house, only metres from the entrance to the Long Mynd, offers spacious and well maintained accommodation briefly comprising; large entrance hall, downstairs shower room, living room/dining room, breakfast kitchen with French doors onto a decked terrace enjoying far reaching views over the Stretton Hills, utility / mud room, master bedroom with en suite shower room, two further double bedrooms and family bathroom. Garage, car port and parking for several vehicles. Large enclosed terraced gardens to front and rear. The property benefits from gas fired central heating, and has been meticulously maintained as a popular holiday retreat.

The property occupies an idyllic setting at the edge of the Long Mynd so offers immediate proximity to walks but on a maintained public road and mains utilities. It is only two minutes walk into the stunning Cardingmill Valley and surrounding Stretton Hills and only a few minutes walk down into Church Stretton town, with good local amenities including; primary and secondary schools, a range of shops, public houses and restaurants, a doctors surgery and railway service. The town of Church Stretton is approximately 13 miles south of Shrewsbury and is also well placed for access to Much Wenlock, Telford, Craven Arms and Ludlow



INSIDE THE PROPERTY

LARGE ENTRANCE HALL

Original wood floor
Open staircase with understairs storage

SHOWER ROOM

Double electric shower
Wash hand basin, wc

LOUNGE / DINING ROOM

22'9" x 14'7" (6.93m x 4.45m)
Original wood floor
Living flame gas fire
Large window enjoying superb views over neighbouring hills
French door onto terrace

KITCHEN / BREAKFAST ROOM

14'1" x 22'6" (4.28m x 6.86m)
Fitted with a range of matching wall and base units
French doors opening onto terrace with views over the garden and hills beyond
Tiled floor leading to utility/mud room.

TERRACE

8'5" x 22'6" (2.56m x 6.86m)
Providing an ideal seating space and enjoying far reaching views over the Stretton hills.
Stairs to rear garden

UTILITY / MUD ROOM

9'3" x 8'10" (2.81m x 2.68m)
Base units with inset sink
Skylight
Separate entrance door to the drive

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING with built in linen cupboard.

BEDROOM 1

11'4" x 14'7" (3.46m x 4.45m)
Built in wardrobe
Window to the rear enjoying pleasant views over Stretton hills

EN SUITE SHOWER ROOM

Shower cubicle
Wash hand basin, wc

BEDROOM 2

13'5" x 10'5" (4.09m x 3.18m)
Window to front

BEDROOM 3

9'3" x 13'6" (2.82m x 4.11m)
Large window with views across Church Stretton and hills beyond

BATHROOM

Panelled bath with shower over and shower screen
Wash hand basin, wc
Heated towel rail
Tiled floor

OUTSIDE THE PROPERTY

SINGLE GARAGE

Electric up and over door
Power and water supply

CAR PORT

Two store cupboards for garden equipment.

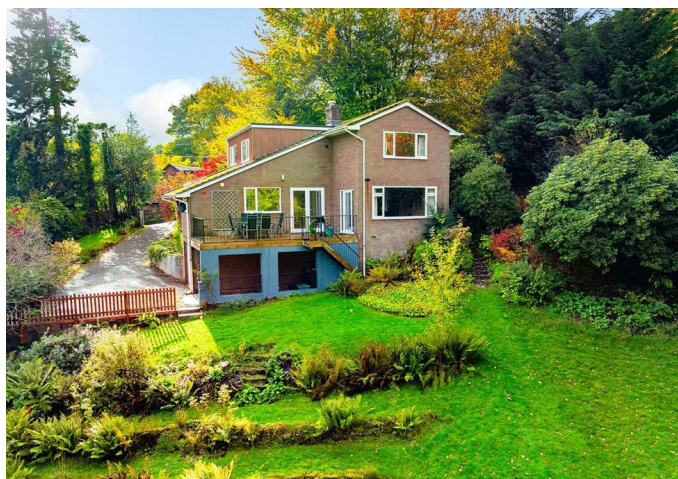
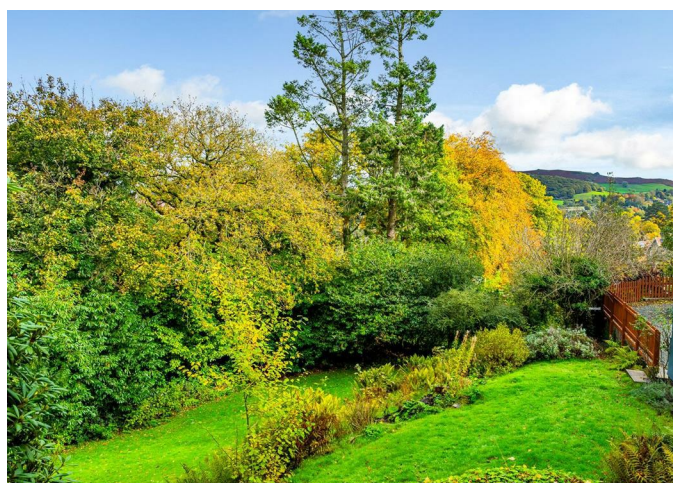
The property is approached through a wrought iron gate, over a driveway providing ample parking with a turning circle. Paved pathways leading to the reception area, flanked by lawn with well stocked flower and shrub borders.

To the rear is a large terraced garden mainly laid to lawn with established shrub beds and borders. The garden is enclosed on all sides by well established specimen trees and hedges. There is a decked terrace providing an ideal seating/entertaining space and enjoying views over the surrounding Stretton hills.









FLOOR PLANS ...

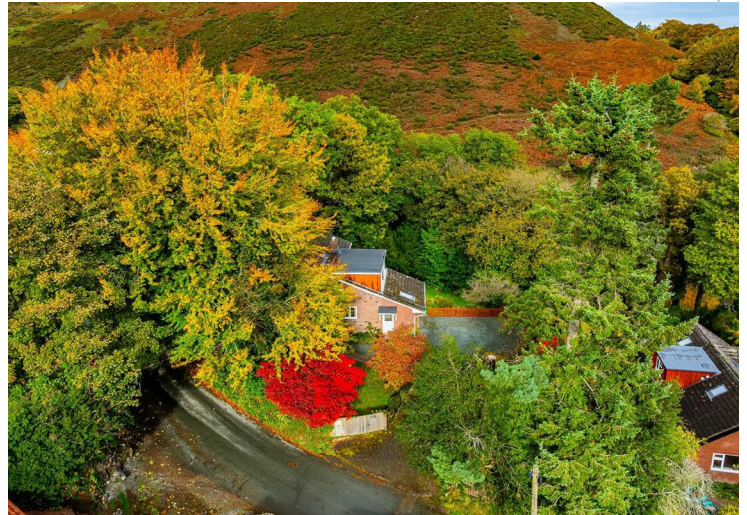


HOW TO FIND THIS PROPERTY

When approaching from the traffic lights in the centre of Church Stretton. Turn right onto Sandford Avenue and continue into Church Stretton. At the cross roads, continue straight over onto Burway Road. Continue up the hill and the property will be found on the right hand side, just before the cattle grid.

| 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 (CO ₂) 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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |



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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Lettings and Property Management
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