



WAIN HOUSE, CHELMICK, CHURCH STRETTON, SY6 7HA


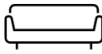

OFFERS IN THE REGION OF £675,000

Wrights
Estate Agents
Established 1972

**WAIN HOUSE
CHIELMICK
CHURCH STRETTON
SY6 7HA**

- Character barn conversion
- Three to four bedrooms
- Versatile accommodation
- Many character features
- Double oak framed garage & parking
- Private enclosed gardens
- Self contained holiday let providing income or could be re-purposed
- Countryside location within easy reach of amenities
- Good broadband speeds with air broadband available too
- Double glazing
- Central heating
- Viewing highly recommended



4 x		Church Stretton 2.5 miles
2 x		Shrewsbury 16.5 miles
2 x		Ludlow 15 Miles
Plus self contained studio		Chester 57 Miles
		Birmingham 60 Miles



**WAIN HOUSE
CHIELMICK
CHURCH STRETTON
SY6 7HA**

This characterful stone barn conversion offers versatile accommodation that could be re-purposed to suit the buyer's own personal requirements.

The main residence comprises of a large reception hall, two reception rooms, large open plan kitchen/dining area, a utility room/shower room, and two ground floor bedrooms. On the first floor is a further two bedrooms, family bathroom, and large boarded roof space storage area with lighting.

And the separate studio sits above a large oak framed double garage (Welsh Oak framed & completed this year) with power and lighting, and self contained accommodation; comprising of an open plan kitchenette, sitting room and double bed, a bathroom, and balcony with room for seating that overlooks open countryside and the hills beyond.

The studio is currently run as a successful guest house.

There is a good sized enclosed garden with large parking area.



Wain House is set within a quiet hamlet approximately 2.5 miles from Church Stretton with excellent access to a myriad of footpaths and bridleways.

Enjoying views over open countryside and a tranquil location it takes less than 10 minutes to reach local amenities, bus and train station.



THE TOWN OF CHURCH STRETTON

Church Stretton lies amidst the south Shropshire Hills between the county town of Shrewsbury (13 miles) and Ludlow (14 miles). It can claim to be one of the most beautifully situated towns in England and attracts walkers and country lovers from all over the UK.

This thriving community benefits from all types of societies, cafes, public houses and restaurants.

Being a popular market and tourist town, it offers excellent shopping facilities, including a supermarket, specialist shops, ladies' and men's fashion shops, and a building society agency based in Wrights Estate Agents.

Including the picturesque neighbouring villages of All Stretton and Little Stretton, it has a population of around 5,000.

There are churches, excellent schools, recreational facilities including an 18-hole golf course, tennis, bowls and croquet.

The 'Mayfair' community centre and GP practice provide a range of health care.

There are good rail and bus services. Telford lies within easy commuting distance. The M54 gives access to the West Midlands and Birmingham.

ACCOMMODATION

ENTRANCE HALL large open galleried reception hall with ceramic tiles and straight-through access to the shower room and utility area.

SITTING ROOM With carpet, exposed oak beams, large feature fireplace with woodburning stove, patio doors to the garden and windows to three aspects offering a great deal of light, whilst retaining the character of the barn.

UTILITY ROOM / SHOWER ROOM with ceramic tiled flooring and to one side of the room is a shower cubicle, hand wash basin, WC, and towel rail and to the other side of the room is space and plumbing for a washing machine, space for a tumble dryer and storage shelves over.

KITCHEN AND DINING AREA with flagstone flooring, large range of floor and wall units with integrated appliances, an oil fired AGA range cooker, and a kitchen island with inset ceramic hob, storage and wine rack below. The kitchen flows into the large dining area and is a characterful space with exposed oak beams, windows to two aspects, and a door to the outside BBQ area.



ACCOMMODATION continued...

SECOND RECEPTION ROOM/SNUG This reception room/snug area serves both of the ground floor bedrooms and has access direct from the garden, so works well for guest and grown up children. With solid wood floorboards, window, double doors to the garden, fireplace with oak beam over and electric stove creating a good focal point.

GROUND FLOOR BEDROOM 3 with solid wooden floorboards, exposed beams, and window.

GROUND FLOOR BEDROOM 4 with solid wooden floorboards, exposed beams, and window overlooking the garden.





ACCOMMODATION continued...

LANDING with carpeted floor and galleried opening overlooking the reception hall.

BEDROOM 1 with carpet, exposed beams, two velux roof windows, and access to the roof store.

ROOF STORAGE steps up to fully boarded area with lighting, making a useful storage area.

BEDROOM 2 with carpet, exposed beams, and window.

BATHROOM fully tiled floor and walls, bath with shower and shower screen over, hand wash basin, mirrored cabinet, WC, heated towel rail, extractor fan, and window.





**STUDIO ACCOMODATION OVER NEWLY COMPLETED
WELSH OAK FRAMED GARAGE.**

OPEN PLAN KITCHENETTE / SITTING ROOM/BEDROOM

External wooden staircase with anti slip strips and lighting under the eaves leads to the entrance door.

Entering this beautiful studio there's vinyl wood effect flooring, a range of kitchen units with laminate worktops over, sink with mixer tap over, cooker, and velux roof light. The sitting room area is nicely themed within the studio and looks out to the balcony. Double bed and bedside cabinets create the bedroom area, and large windows and glazed double doors lead to the balcony, with seating area and far reaching views.

BATHROOM/SHOWER ROOM Fully wet panelled, with bath and shower/shower panel over, vanity sink with storage below, mirrored cabinet, WC, extractor fan, heated towel rail.

BALCONY with hard wood decking and glass safety balustrade, seating area and far reaching views of open countryside and the hills beyond.

OUTSIDE Large gated entrance to gravelled driveway leading to the front door, large lawn and established shrubs and flower borders. Large Welsh Oak Framed double garage with electric points and lighting that has been completed this year (2025).





TENURE We understand the Property is FREEHOLD

SERVICES We understand mains electricity is connected. The property has a private water supply and septic tank drainage. The central heating is oil fired.

BROADBAND is available with good speeds and air broadband is available too. Further information available on request.

COUNCIL TAX Band 'E'

WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 0845 7500 500

LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 0345 678 9000

VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.
Email: sales@wrightschurchstretton.co.uk

FINANCE SUPPORT We are local agents for the Yorkshire Building Society and can arrange appointments for purchasers requiring mortgages.

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Wain House, Chelmsick, Church Stretton, SY6

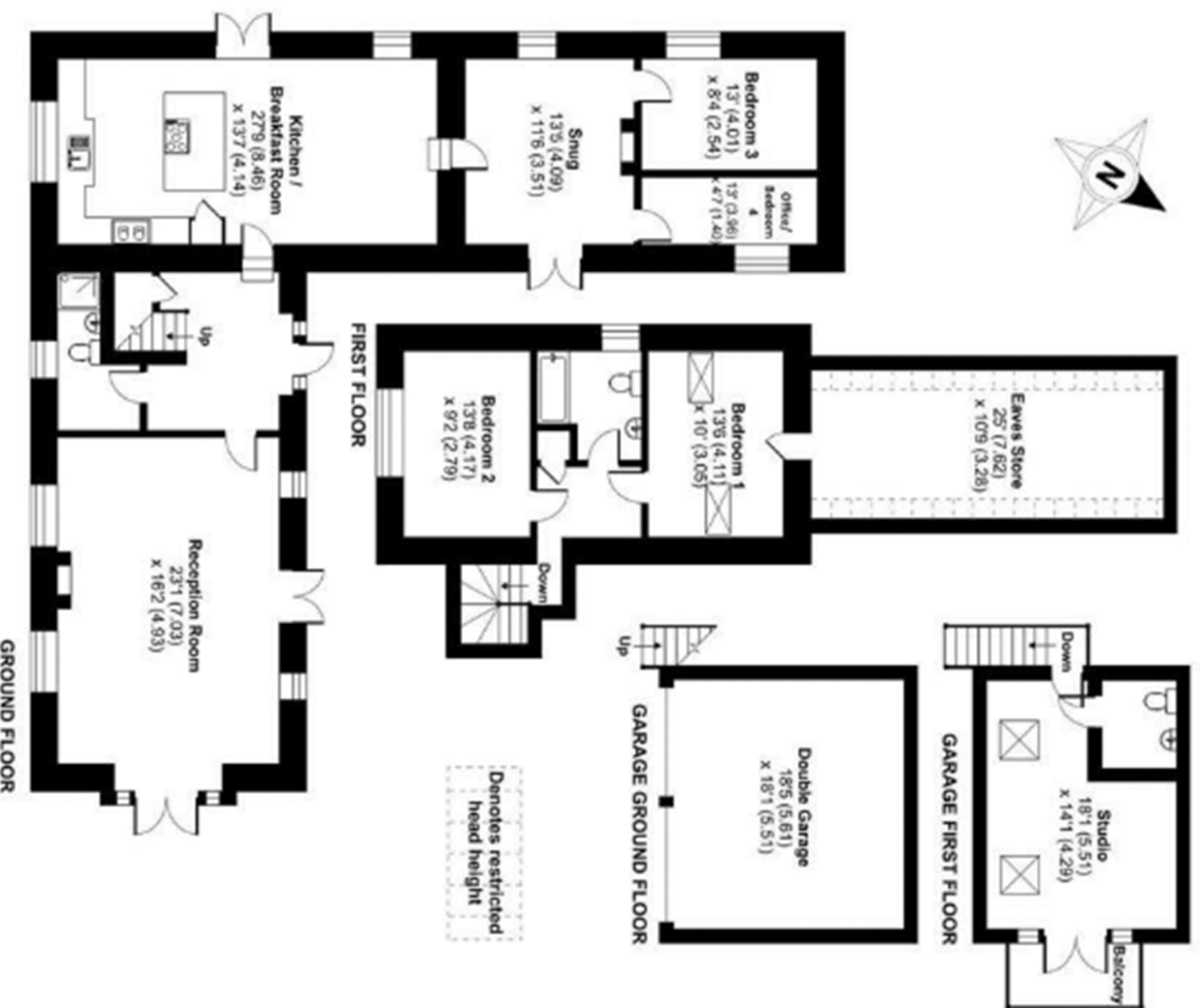
Approximate Area = 2068 sq ft / 192.1 sq m

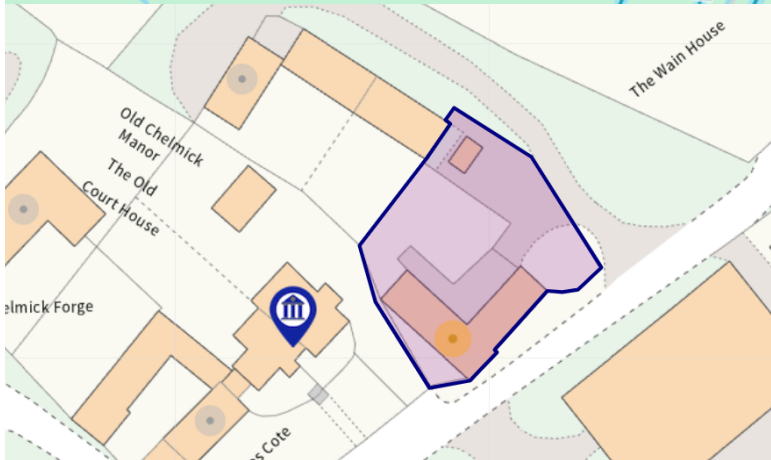
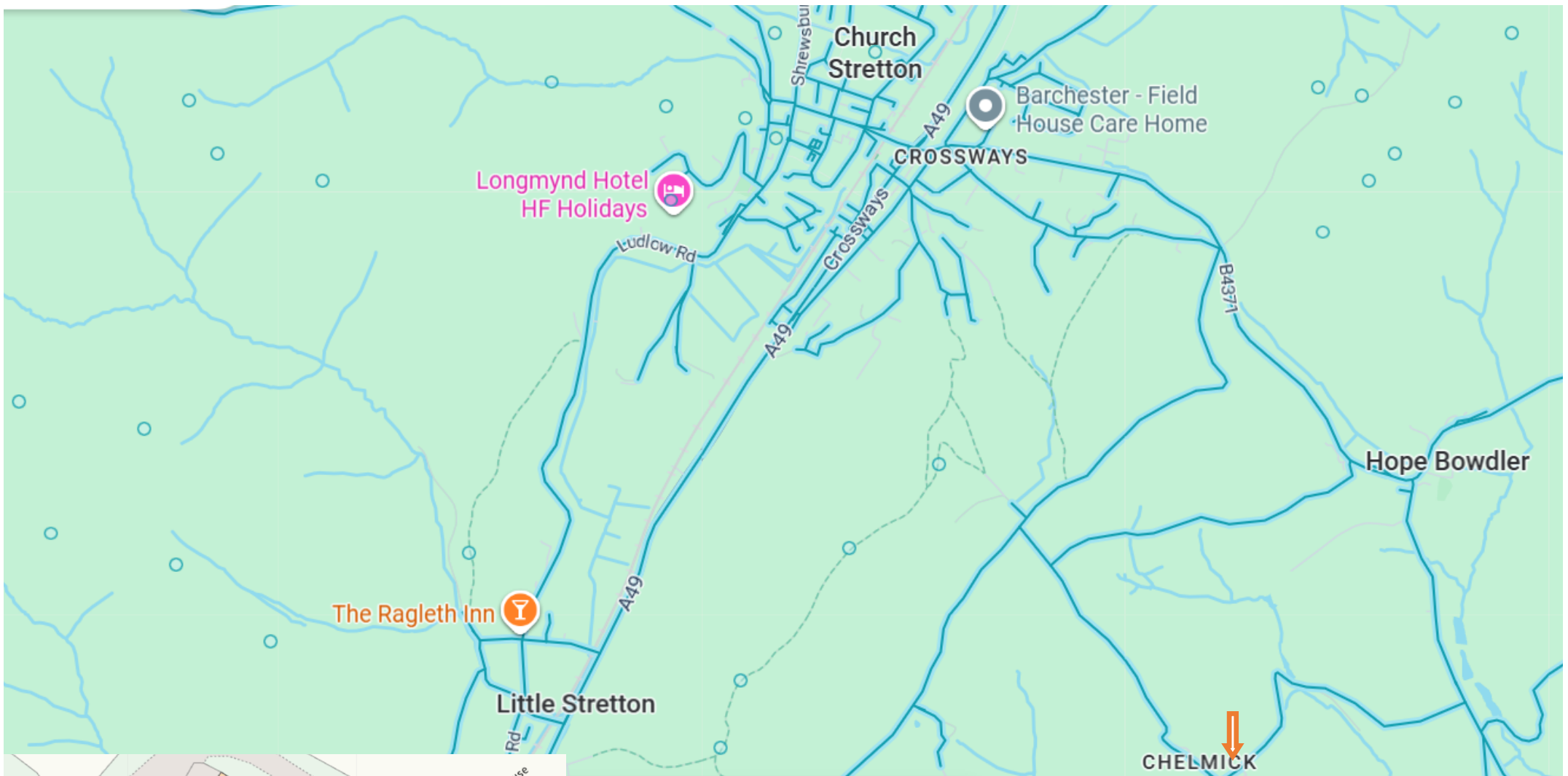
Limited Use Area(s) = 78 sq ft / 7.2 sq m

Garage / Studio = 567 sq ft / 52.7 sq m

Total = 2713 sq ft / 252 sq m

For Identification only - Not to scale





PLEASE NOTE THAT THE MAPS AND BOUNDARIES ON THESE PROPERTY DETAILS ARE FOR GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON.

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