



**ELMS LODGE, ELMS LANE, LITTLE STRETTON, CHURCH STRETTON, SY6 6RD**

**OFFERS IN THE REGION OF £695,000**

**Wrights**  
Estate Agents  
Established 1972

**ELMS LODGE  
ELMS LANE  
LITTLE STRETTON  
SY6 6RD**

Detached individually designed house

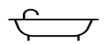
- Detached individually designed
- Occupying picturesque location
- Two reception room, study
- Four bedrooms plus separate one bedroom annexe with shower room
- Large front forecourt and tandem garage
- Attractive rear gardens and small paddock
- Summerhouse, greenhouse and sheds
- No upward chain
- Viewing highly recommended



4 x 

2 x 

2 x 

2 x 

1 x 

**Shrewsbury 14 miles**

**Ludlow 16.5 miles**

**Telford 24.5 miles**

**Birmingham 57.4 miles**

## ELMS LODGE

Elms Lodge is located on the fringe of the village with a large front forecourt, gardens to the rear, and adjoining paddock. It enjoys the surrounding views of the hills and woodland.

Traditionally constructed around 2001 it is deceptively spacious and in brief comprises of a reception hall, sitting room, dining room, study, kitchen, and utility room with separate WC off, and a rear porch.

There are four bedrooms on the first floor, the main one with en-suite shower room, and there is a large family bathroom.

The one bedroom annexe with shower room and sitting room area is located above the tandem garage and would make an excellent guest suite or could be adapted for a family member or potential airbnb. It benefits from oil fired central heating and timber frame double glazed windows.

Outside there is a large gravel yard to the front that provides ample parking for numerous vehicles, good sized established gardens, and a paddock that is ideal for hobbies, small scale livestock, or enjoying the additional space and wildlife.



**Little Stretton** is the smaller of the 'three Strettons' and lies at the Southern end of the Stretton Valley.

It benefits from a church, village hall, and two inns/ restaurants. The bus route passes through the village and the excellent amenities of Church Stretton lie just over one mile away.

The Ashes Hollow leads up into the Long Mynd Hills providing endless walks.



## 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, and ladies' and men's fashion shops.

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

(Supplied throughout with ample power points)

Front outer open **PORCH** with part glazed wooden front door to;

**RECEPTION HALL** with tiled floor, radiator, telephone point and understairs storage cupboard.

**SITTING ROOM** (5.5m x 4.6m approx)(18' x 15' approx) with fitted carpet, feature recessed inglenook style fireplace with stone slabbed hearth, wood beam over and log burner with canopy over. Three radiators, TV aerial point, five wall light fittings, glazed double doors with side windows to rear garden and panelled glazed double doors to dining room.

**DINING ROOM**(3.9m x 3.1m approx)(12'7" x 10'1" approx) with fitted carpet, radiator, and rear window.

**STUDY**(4m x 2.4m approx)(13'1" x 7'8" approx) with wood laminate floor, front window, radiator, and telephone point.





## ACCOMMODATION continued...

**KITCHEN** (4.4m x 4m approx)(14'4" x 13'1" approx) with tiled floor, rear window, range of built-in units; including ten floor cupboards (with drawers / and spice drawer), laminate work tops, tiled splashbacks, six wall cupboards, ceiling spotlights, radiator, electric 'Rangemaster' cooker with electric ovens and gas hob with cooker hood over.

**UTILITY** (3.9m x 3.2m approx)(12'7" x 10'4" approx) with tiled floor, two built in floor cupboards with laminate worktops and 'Belfast' sink. Three wall cupboards, space and plumbing for washing machine, radiator, extractor fan, and internal doors to the large garage and staircase leading to the annexed accommodation above the garage. Part glazed stable style door to:

Rear part glazed **PORCH** with tiled floor, 'Worcester' oil fired central heating boiler and part glazed door to garden.

Balustrade **STAIRCASE** with fitted carpet ascending from the reception hall first FLOOR LANDING

**BEDROOM 1** (4.4m x 3.9m approx) (14'4" x 12'8" approx) with fitted carpet, front window, radiator, TV aerial point, double recessed wardrobe with mirrored doors, and second recessed wardrobe. Access to:

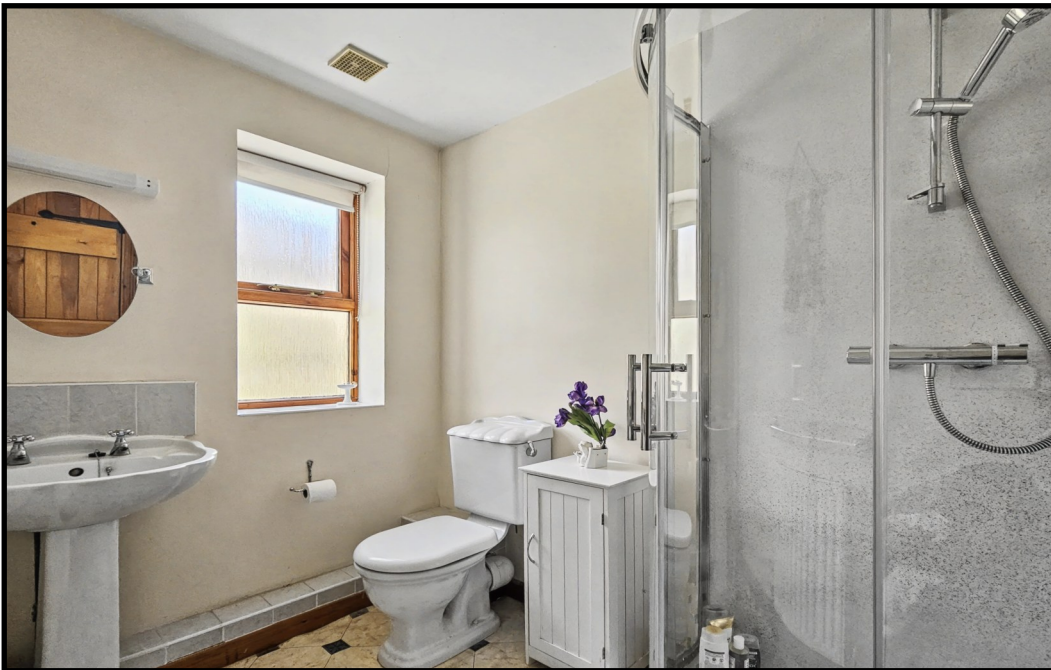
**EN-SUITE SHOWER ROOM** with vinyl floor, white suite with walk-in shower, wet panelled walls, and washbasin with wall mirror, light, and shaver point above.

**BEDROOM 2** (4.5m x 4m approx)(14'7" x 13'1" approx) with fitted carpet, rear window, and radiator.

**BEDROOM 3** (4m x 3.4m approx)(13'1" x 11'1" approx) with fitted carpet, front window, and radiator.

**BEDROOM 4** (3.8 x 2.7m approx)(10'10" x 8'9" approx) with wood laminate floor, rear window, radiator, and ceiling hatch with pull down ladder to loft space.

**BATHROOM** with vinyl floor, rear window, extractor fan, white suite with free standing bath with hand shower, wc and washbasin with wall mirror and shelf above.





## ANNEXE

Located above the garage the annexe is approached from an internal door from the kitchen /utility room leading to the STAIRCASE with fitted carpet ascending to the STUDIO SITTING ROOM (3.9m x 3.6m approx)(12'7" x 11'8" approx) with fitted carpet, front window, radiator, and TV aerial point. Loft space above.

SHOWER ROOM with vinyl floor, walk in tiled shower, WC, and washbasin with mirror and shelf above. Radiator and extractor fan.

BEDROOM (3.9m x 3.8m approx)(12'7" x 12'4" approx) with fitted carpet, rear window, and radiator.

Link attached tandem GARAGE (10.6m x 3.9m approx)(34'7" x 12'7" approx) with remote controlled up-and-over front door, rear window, and glazed double rear doors. Fluorescent lights and power points.



**TENURE** We understand the Property is FREEHOLD

**SERVICES** We understand mains electricity, water and drainage are connected.

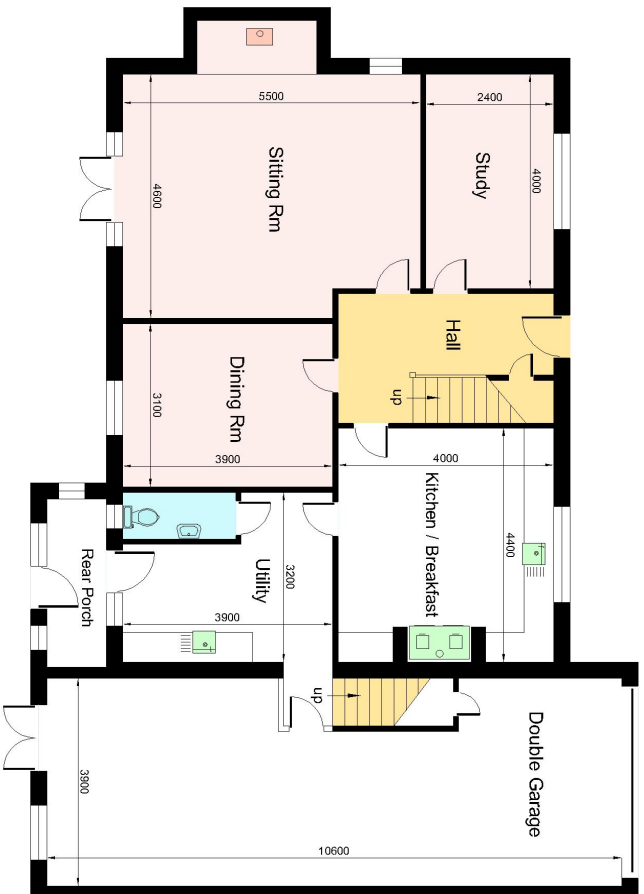
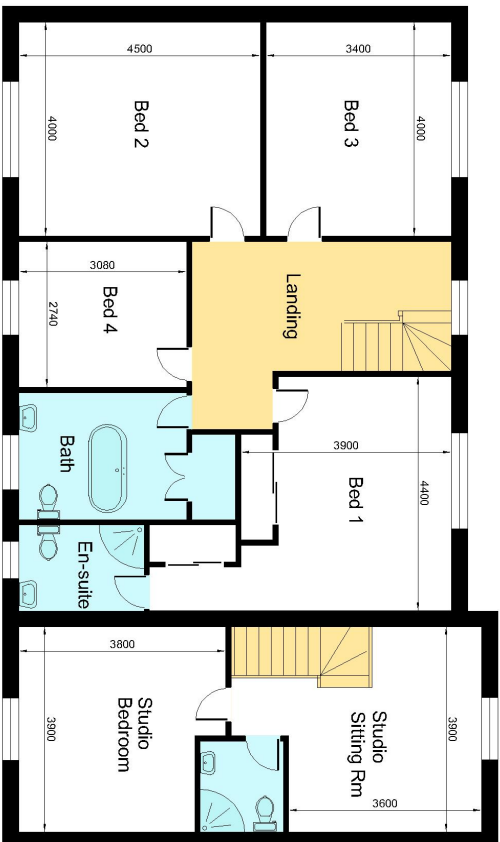
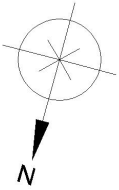
**COUNCIL TAX** Band 'F'

**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](mailto:sales@wrightschurchstretton.co.uk)

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Total Floor Area 257 Sq m (2763 Sq ft)  
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Elms Lodge  
Elms Lane  
Little Stretton  
SY6 6RD



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A what3words address to help you find this specific location: [///hoops.shadowed.group](https://www.what3words.com/#!/hoops.shadowed.group)