



REDSTONE HOUSE, LONGVILLE IN THE DALE, SHROPSHIRE TF13 6DT


OFFERS IN THE REGION OF £650,000

Wrights
Estate Agents
Established 1972

**REDSTONE HOUSE
LONGVILLE IN THE DALE
SHROPSHIRE**



- Spacious detached house
- Four bedrooms with two en suite facilities + study
- Two reception rooms, large kitchen diner & separate utility room
- Nestled within select close in village location
- Double garage, driveway & additional parking
- Well maintained and easily managed gardens
- Professional observatory with slide off roof
- Greenhouse, potting shed, and tool shed
- UPVC double glazing
- Oil fired central heating
- Viewing highly recommended



4 x 

2 x 

2 x  

2 x  

2 x 

Shrewsbury 17 miles

Ludlow 16 miles

Telford 15 miles

Birmingham 49 miles

REDSTONE HOUSE

Is a traditionally constructed house set in a small private close with driveway parking, additional parking opposite, and an attached garage.

Built in the early 2000's the house is well appointed and has been adapted and improved by the current owners.

Outside it has a private enclosed rear garden with lawns, patio and seating areas, flower beds, shrubs, professional observatory with slide off roof, greenhouse, potting shed, and tool shed.

Longville in the Dale is a small village located in the county of Shropshire, England. The village is situated in a picturesque valley surrounded by rolling hills, countryside, and lush green fields.

It is a peaceful and tranquil place, perfect for those who want to escape the hustle and bustle of city life. There is a strong sense of community, pop up events locally, and Church Stretton and Much Wenlock are around 6.5 miles away respectively.



Redstone House is set in the village of Longville in the dale in rolling countryside just below Wenlock Edge.

There are fabulous walks nearby and easy commuting to Church Stretton, Much Wenlock, Telford, and Shrewsbury.



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

ENTRANCE HALL with UPVC part double glazed door opening into a well proportioned reception hall leading to the ground floor accommodation, and stairs ascending to the first floor.

SITTING ROOM (7.00m x 4.30m approx) with dual aspect to the front and rear of the property, and a large stone fireplace and mantle with inset woodburner.

CONSERVATORY (4.30 x 2.30m approx) accessed from the sitting room and leading out into the private rear gardens.

DINING ROOM (4.40m x 3.40m approx) double glazed doors open into the dining room, with further sliding patio style doors into the conservatory and window overlooking the rear garden.

KITCHEN (6.70m x 3.50m approx) This beautiful traditional style kitchen has been thoughtfully laid out and oozes quality. With oak worktops, integrated appliances, tiled splashbacks and a large breakfast area that has a door opening into the rear garden.

UTILITY ROOM The utility room is in the same style as the kitchen and has space for a washing machine, tumble dryer, and a range of units with inbuilt sink.

GROUND FLOOR STUDY OR PANTRY (4.30 x 2.30m approx) Currently utilised as an additional pantry area, this room could also be re-purposed as a ground floor study if required.





ACCOMMODATION continued...

First FLOOR LANDING The landing is light and airy, and has a seating area if required.

BEDROOM 1 (4.50m x 4.50m approx) The main bedroom benefits from fitted wardrobes and a large modern en suite shower room. Ample space for a dressing table and window looking out to the front of the property.

EN-SUITE SHOWER ROOM This full size en suite shower room is fully tiled with underfloor heating, a large walk in shower, sink inset into a vanity unit, suspended inbuilt WC, and a large wall mirror with lighting and shelf.

BEDROOM 2 (3.60m x 3.00m approx) with own inbuilt dressing room, storage, and en suite shower room.

EN-SUITE SHOWER ROOM fully tiles en suite shower room with corner shower cubicle, suspended inbuilt sink and WC.

BEDROOM 3 (4.20m x 3.40m approx) a large double bedroom with window overlooking the rear garden.

BEDROOM 4 (3.50m x 3.40m approx) Currently used as a craft and hobby room, this is a good size double bedroom with window out to the front of the property.

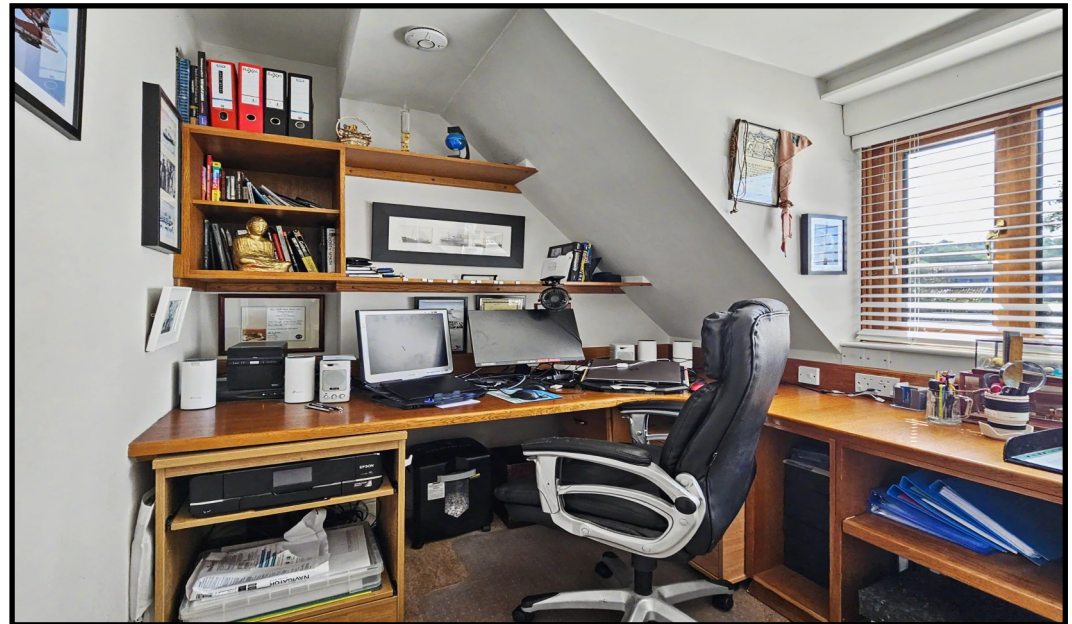
STUDY OR BEDROOM 5 (2.30m x 2.10m approx) Used as a study/office, but could be used as another bedroom if required. Window overlooking the rear garden.

BATHROOM fully tiled, with a comprehensive range of vanity units with inset sink and WC, and a 'P' shaped bath with shower over.

GARAGE (5.80m x 5.30m approx) Large double garage with power, lighting and two separate electric roller doors.

OUTSIDE There is a private enclosed rear garden with lawns, patio and seating areas, flower beds, shrubs, two sheds, and a professional observatory with slide off roof. To the front of the property is driveway parking and additional parking in the crescent opposite that is also part of the grounds.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE We understand the Property is FREEHOLD

SERVICES We understand mains electricity, water, and drainage are connected, with oil fired central heating.

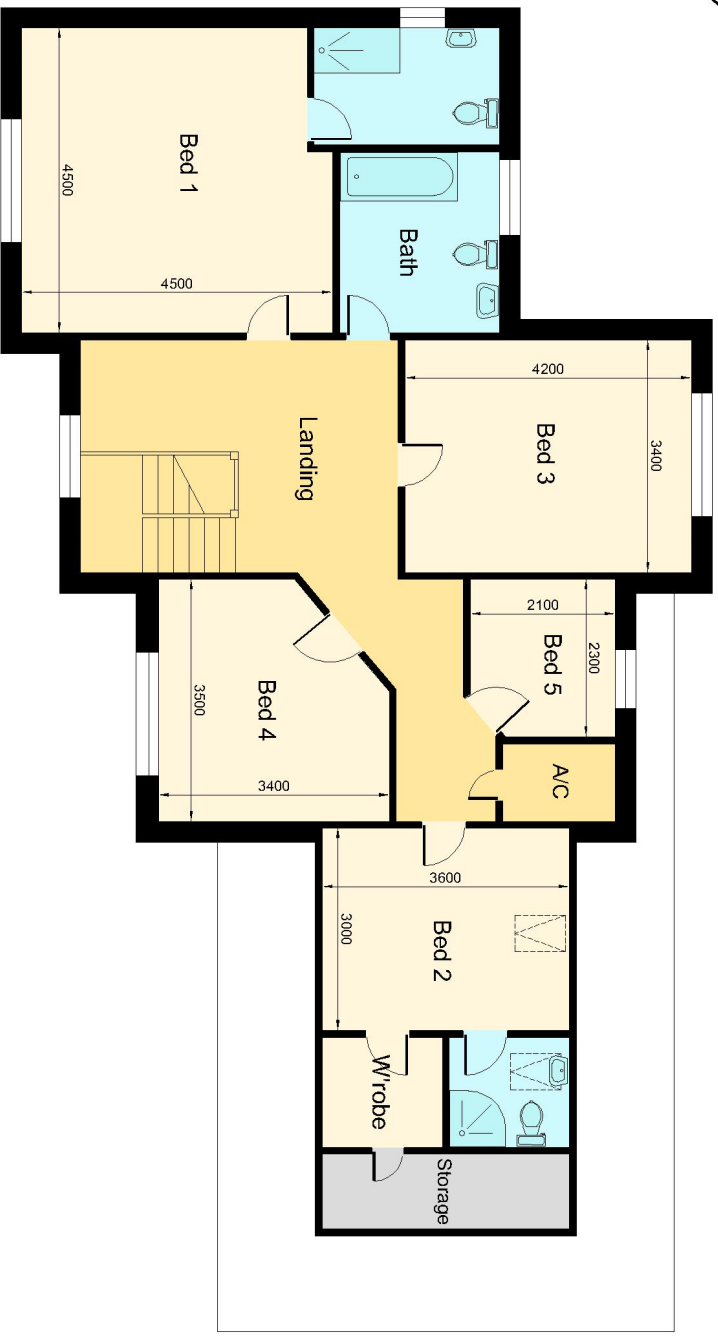
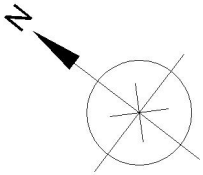
COUNCIL TAX Band 'G'

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

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Total Floor Area 247 Sq m (2655 Sq ft)

Redstone House
Longville
Much Wenlock
TF13 6DT