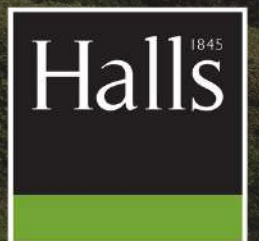




# WILLOW HOUSE

PICKLESCOTT | CHURCH STRETTON | SY6 6NR





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Shrewsbury 10.3 miles | Telford 22.1 miles  
(all mileages are approximate)

A STRIKING AND MOST IMPRESSIVE BORDER OAK HOUSE, SET WITH AN OAK FRAMED BARN AND LARGE GARDENS IN THIS IDYLIC SOUTH SHROPSHIRE VILLAGE.

Beautiful rural village location  
Fantastic living space  
Underfloor heating throughout  
Lovely wraparound gardens  
Detached barn (with planning permission)



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

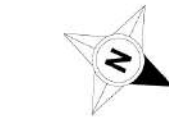
From Shrewsbury take the A49 south to Dorrington. In the centre of the village turn right signposted Picklescott. Proceed for approx. 4 miles to the village of Picklescott. Continue down the bank into the centre and turn right signposted Pulverbatch and the driveway will be found after a short distance on the right hand side.

## SITUATION

The property is situated in one of South Shropshires most sought after and pretty villages, which remains largely unspoilt. The village provides an active village hall and the well known Bottle and Glass Inn/Restaurant. The surrounding area to the village offers an expanse of unspoilt farmland, with ready access onto the Longmynd, which provides mile upon mile of walks. Local amenities can be found at Church Stretton, which is a thriving tourist town, with its tea shops and antique shops, together with the advantage of a wide range of amenities, including a rail service. The village of Dorrington has a number of basic amenities including a medical centre, shop/post office, restaurant, primary school and church. The county town of Shrewsbury is ready accessible with its comprehensive range of amenities and the gateway through to the West Midland conurbations via the A5 and M54 motorway.

## PROPERTY

Willow House is a truly individual and beautifully constructed detached Border Oak residence, set in the heart of the picturesque village of Picklescott, within the Shropshire Hills an Area of Outstanding Natural Beauty. Built approximately 30 years ago, this attractively presented property offers a superb combination of character and modern comfort, with underfloor heating throughout, spacious and sociable living areas, and extensive gardens including a detached barn with planning permission for holiday accommodation.

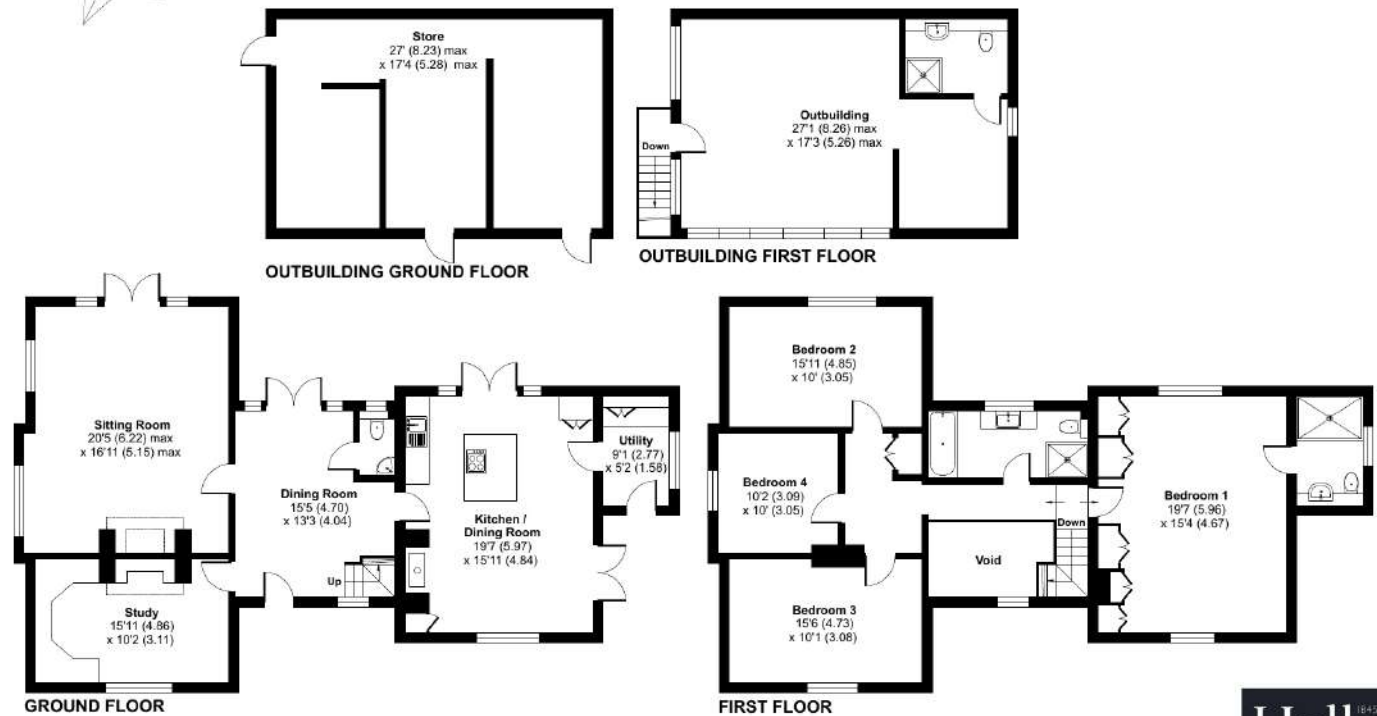


Approximate Area = 2117 sq ft / 196.6 sq m (excludes void)

Outbuilding = 936 sq ft / 86.9 sq m

Total = 3053 sq ft / 283.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2025. Produced for Halls. REF: 1353086

The accommodation is accessed via an oak-framed porch with solid oak front door, opening into a striking dining hall with flagstone flooring and French doors leading out to the rear gardens. The living room is generously proportioned, featuring oak flooring, a magnificent stone fireplace, and dual-aspect windows with French doors to the outside.

A separate family room/home office offers bespoke fitted oak cabinetry, ideal for work-from-home use or informal living. The breakfast kitchen is fitted with a range of units, integrated appliances, a log-burning stove set into a stone fireplace, and a substantial central island with seating, creating a highly sociable space with direct access to a sun terrace ideal for al fresco dining. A rear porch and guest WC complete the ground floor.





A solid oak staircase rises to the first-floor galleried landing, leading to the spacious principal bedroom suite with vaulted ceiling, bespoke fitted furniture, and a stunning arched window with shutters, offering far-reaching views over the village and beyond. The room is served by a stylish ensuite shower room with travertine tiling.

Three further bedrooms are well-served by a modern family bathroom which contains a separate shower.

### OUTSIDE

Externally, the property is approached via a gated gravel driveway, providing extensive parking, including space suitable for a motorhome, and scope for the construction of a garage, subject to any necessary planning consents.

### GARDENS

Willow House is wonderfully set in its plot, the beautifully maintained gardens wrap around the property and include spacious lawns, mature hedgerows, a range of ornamental trees and shrubs, an orchard area, and excellent sun terraces designed for entertaining.

A particularly unique feature is the detached oak-framed barn which has planning permission for change of use to a holiday dwelling, offering income potential or scope for additional accommodation. The ground floor currently comprises add

a number of storerooms and workshops, whilst the first floor provides a stunning open-plan space with oak flooring, underfloor heating, and a shower room.

This is a rare opportunity to acquire a character-filled family home in a highly sought-after village location, offering peace, privacy, and the flexibility to suit a variety of lifestyle needs.

## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

We understand that the property has the benefit of mains water, electricity and drainage. Oil fired central heating. None of these services have been tested.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – G



### RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

### BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



