

SAMUEL WOOD

Fairhaven, 133 Watling Street South, Church Stretton, Shropshire, SY6 7BJ

Offers In The Region Of £550,000



Fairhaven, 133 Watling Street South

Church Stretton, Shropshire, SY6 7BJ

4 2 1 C

- Distinctive Detached Home in Church Stretton
- Generous Open Plan Dining Kitchen
- Principal Bedroom with En Suite
- Characterful Shepherds Hut with Guest Potential
- Sought After Shropshire Hills Setting
- Exceptional Views Towards The Long Mynd
- Versatile Four Bedroom Accommodation
- Beautifully Positioned Terraced Gardens
- Extensive Driveway & Private Parking
- Gas Central Heating - NO UPWARD CHAIN - EPC Rating C



Fairhaven is an attractive detached home enjoying an enviable position on Watling Street South, with superb far-reaching views towards the Long Mynd Hills. Set within a popular residential part of Church Stretton, the property combines a peaceful setting with the convenience of being within level walking distance of the town centre, railway and bus stations. Extended over recent years, the property offers a versatile and comfortable lifestyle, with excellent potential for family living, working from home or accommodating visiting guests. The terraced gardens provide several areas for outdoor entertaining, while the upper terrace takes full advantage of the exceptional outlook. A particularly appealing feature is the Shepherds Hut, currently used as a holiday let and offering exciting additional possibilities. A wonderful Shropshire home with views to remember.



The ground floor begins with the entrance porch and hallway leading into a comfortable sitting room, featuring a fireplace and front aspect. The impressive L-shaped open-plan kitchen/dining room forms the heart of the home, combining a well-equipped kitchen with quartz worktops, a substantial peninsula and breakfast bar, dining space and an additional sitting area. Glazed doors open directly onto the rear patio and gardens. A generous utility room provides excellent storage and laundry facilities, while the ground floor shower room adds useful convenience for family life and guests.

The first floor provides four bedrooms, creating a flexible arrangement for family, guests and home working. The principal bedroom benefits from windows to both front and rear aspects together with an en suite shower room. Two further bedrooms are generously proportioned, with Bedroom 3 also benefiting from extensive fitted wardrobes, while Bedroom 4 offers useful flexibility as a bedroom or study. A family bathroom completes the first-floor accommodation. The staircase continues to a useful attic room, which has extensive storage space and offers an excellent additional home-working or hobby area.

The gardens are predominantly positioned to the rear and are arranged over a series of attractive terraces, incorporating level patio areas ideal for outdoor dining and entertaining. The upper terrace is a particular highlight, providing truly impressive views towards the surrounding Long Mynd Hills. The garden also includes a summer house and two useful sheds, while a large driveway provides ample off-road parking. A major attraction is the Shepherds Hut, currently operated as a holiday let and comprising living space, bedroom, shower/WC and kitchen facilities. This offers an unusual opportunity for additional family accommodation, guest use or continued holiday letting, subject to any necessary requirements.



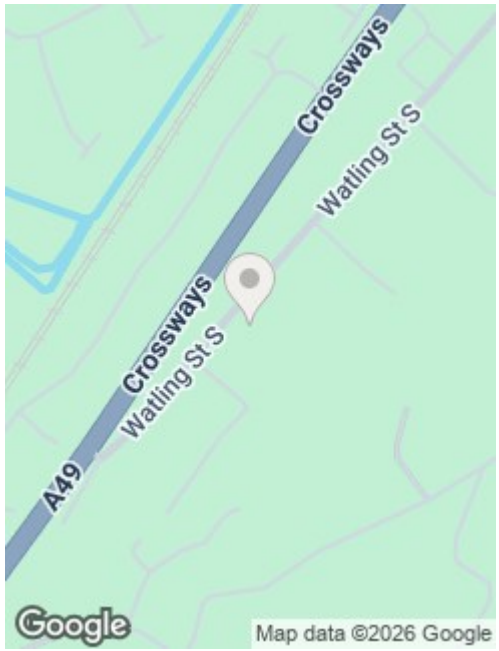












Directions

What3words: ///headlight.zipped.chill

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 17 Mbps, Superfast 76 Mbps & Ultrafast 1800 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

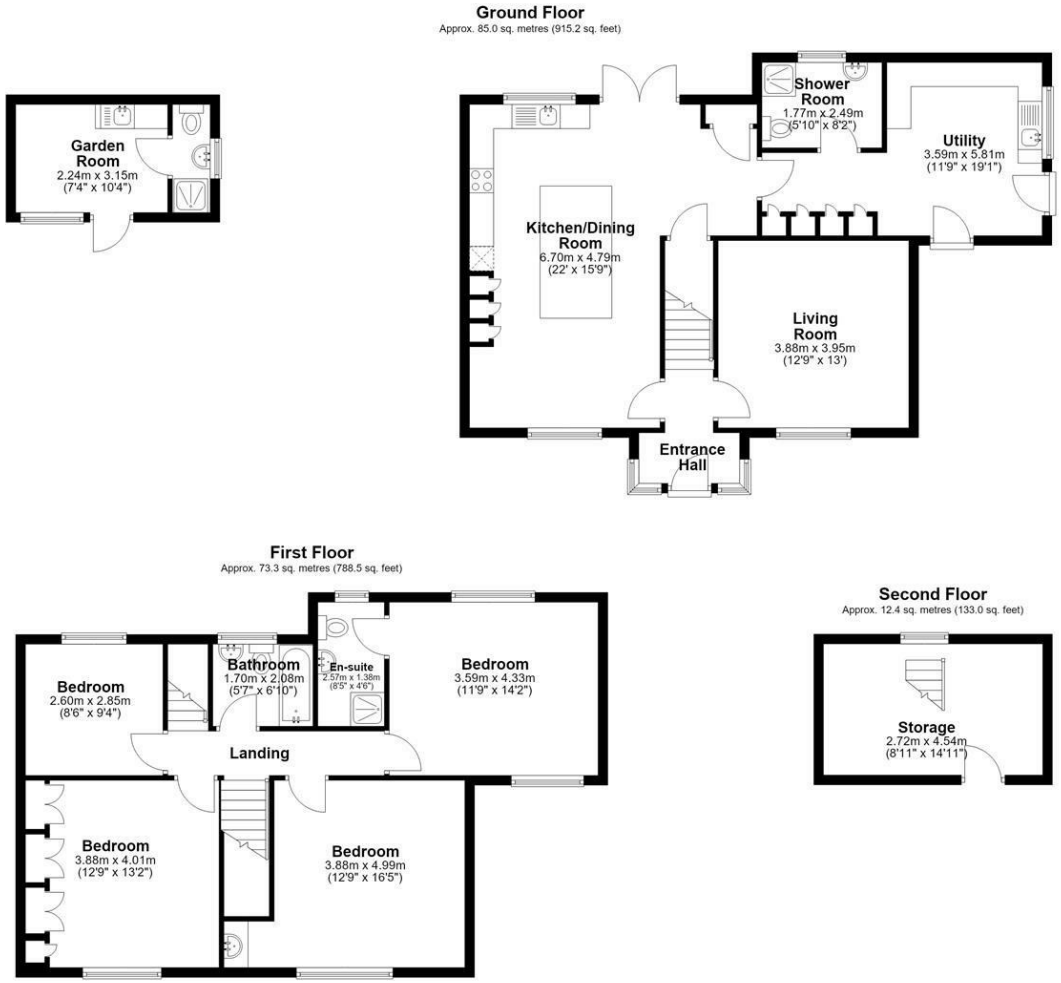
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Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.





Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.