



GLEN HAVEN, FARM LANE, ALL STRETTON, SY6 6HL

OFFERS IN THE REGION OF £330,000

Wrights
Estate Agents
Established 1972

**GLEN HAVEN
FARM LANE, ALL STRETTON
SY6 6HL**

- Semi detached character cottage
- Two double bedrooms & two reception rooms
- Good sized garden room
- Recent upgrades to the roof, insulation, & damp proofing
- Private enclosed gardens & parking
- Village location in an area of Outstanding Natural Beauty
- Gas central heating
- UPVC double glazing
- No upward chain
- Viewing highly recommended



2 x 

Shrewsbury 14 miles

2 x 

Ludlow 16.5 miles

1 x   

Telford 24.5 miles

Birmingham 57.4 miles

GLEN HAVEN

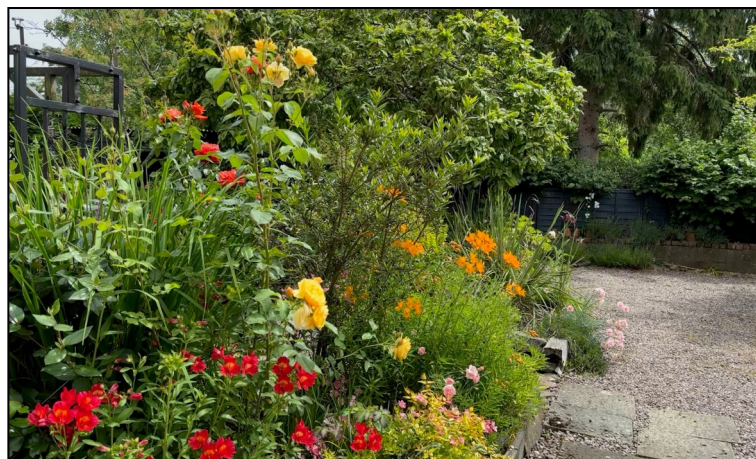
Glen Haven is located in a secluded spot within the picturesque village of All Stretton, which is situated amidst the south Shropshire Hills and provides lovely views.

The Longmynd Hills are maintained by the National Trust and are well known as an area of outstanding natural beauty. There is a myriad of walks straight from the doorstep and the village inn/restaurant, church, and village hall are all within a short level walking distance.

The Cottage, which dates back around 130 years is semi-detached and constructed of brick with rendered elevations under a tiled roof.

It benefits from gas fired central heating and double-glazing. In brief it comprises a reception/diner, sitting room, kitchen/breakfast room, garden room, utility room, landing, two bedrooms, and a shower room.

Approached off Farm Lane over a shared gravelled drive leading to the double wrought iron double gates. There is parking for two vehicles with the well established gardens lying to the front of the cottage. The gardens include an open front garden shed, brick and paved paths, flowering shrubs, a medlar fruit tree, and a pink Rowan tree. There is a small brook flowing the course of the northern boundary.



A character cottage in a secluded village location with fabulous walking straight from the door.

There is a regular bus service that stops at the end of the road and the thriving market town of Church Stretton is within easy reach.

Good mobile phone reception and internet speeds of over 60MBS



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, a late shop, and individual specialist 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

Front open PORCH with part glazed Front Door to:

RECEPTION/DINER (3.80m x 2.60m x 2.50 / 12'4" x 8'5" x 8'2" approx) with fitted carpet, three windows, exposed beams, two radiators, large understairs cupboard, two wall lights, brick fireplace with log burner, recessed wall shelves, TV point, and power point. Balustrade **STAIRCASE** with fitted carpet to the first floor, and doors to the kitchen and sitting room.

SITTING ROOM (3.80m x 3.50m / 12'4" x 11'4" approx) with fitted carpet, wood surround fireplace and log burner on tiled hearth, exposed beams, rear window, three wall lights, radiator, two power points, TV point, and UPVC double-glazed French window leading to the garden.

KITCHEN/BREAKFAST ROOM (3.80m x 3.80m / 12'4" x 12'4" approx) with vinyl floor covering, built-in units; including five floor cupboards, laminate worktops, stainless steel sink unit, three wall cupboards, tiled splash backs, exposed beams, two windows, space for fridge, ceiling spotlights, large walk-in cupboard with shelving, connection for electric cooker, seven power points, and part glazed door to:

GARDEN ROOM (5.40m x 2.10m / 17'7" x 6'8" approx) with tiled floor, UPVC double-glazed windows, double door to the garden, two power points, cold water tap, and door to:

UTILITY ROOM with plumbing for washing machine and two power points.





ACCOMMODATION continued...

First Floor LANDING with fitted carpet and window.

BEDROOM 1 (3.80m x 3.70m / 12'4" x 12'2" approx) with fitted carpet, radiator, two power points, and door to **WALK-IN STORE** with clothes hanging rail , the Worcester Bosch gas fired central heating boiler (newly fitted November 2025), and second door returning to the Shower room.

BEDROOM 2 (3.80m x 2.50m / 12'4" x 8'2" approx) with fitted carpet, radiator, window, two power points, and single recessed wardrobe.

SHOWER ROOM with vinyl floor, window, walk-in shower, WC, and washbasin with tiled splash back.

N.B. Fixtures, fittings, and contents are available by separate negotiation.

TENURE We understand the Property is **FREEHOLD**

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

COUNCIL TAX Band ' C'

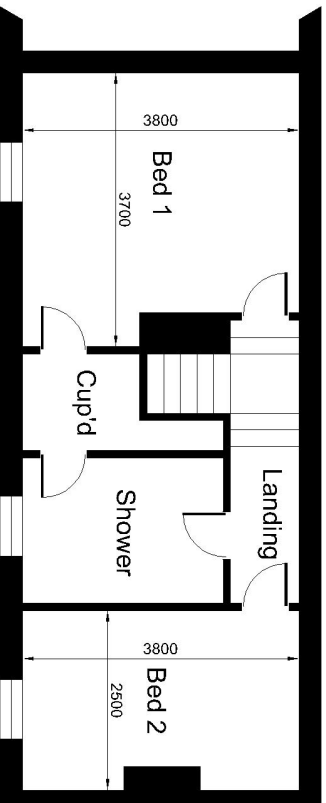
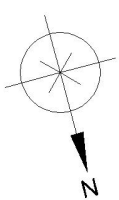
WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 0845 7500 500

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

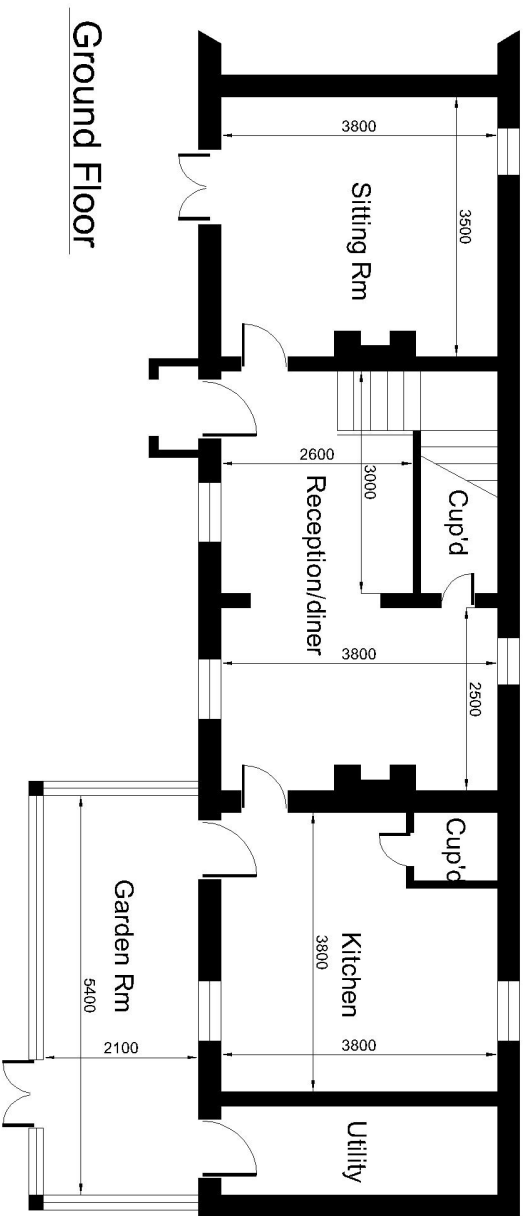
VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.
Email: sales@wrightschurchstretton.co.uk

IMPORTANT NOTICE: Floor plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Wrights Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property. 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. If there is any point that 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.





First Floor



Ground Floor

Score	Energy Rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Total Floor Area 103 Sq m (1103 Sq ft)

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