



Roger
Parry
& Partners

LITTLE MEADOW

Leebotwood, Shropshire, SY6 6LU

Little Meadow

LEEBOOTWOOD • SHROPSHIRE • SY6 6LU


A Little Meadow is a generous three-bedroom detached home with an optional business premises, offering excellent flexibility for buyers seeking a rural lifestyle with income potential, all set within a beautiful South Shropshire location.

- Generous three-bedroom dormer bungalow with gardens surrounding.
- Impressive oak car port with a gated driveway and parking for a number of vehicles.
- Double garage currently used for roadside produce sales.
- Paddock with a machinery store and polytunnel.
- Set within approximately 2.24 acres.
- A separate commercial yard with modern buildings available by separate negotiation, extending to approximately 0.6 acres and benefiting from independent access to both the house and the yard.
- Highly accessible location adjoining the A49.
- EPC rating C.

DESCRIPTION

The property presents a rare opportunity to acquire a beautifully presented rural home set within well managed gardens and pastureland extending to approximately 2.24 acres. The holding comprises a modernised three-bedroom dormer bungalow, with the option to purchase a separate yard and buildings, benefitting from independent access, by separate negotiation, offering further potential business use.





Yard & buildings

House & land



THE BUNGALOW

This spacious and characterful dormer bungalow has been thoughtfully modernised to a high standard, blending traditional charm with modern convenience.

ACCOMMODATION COMPRISING:

Ground Floor

- LARGE ENTRANCE HALL WITH BUILT IN STORAGE
- MODERN FITTED KITCHEN
- UTILITY ROOM AND W.C
- SITTING ROOM WITH LOG BURNER
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM

To the First floor

- GENEROUS PRINCIPAL BEDROOM
- WALK IN WARDROBE
- OPEN PLAN LIVING AREA OFFERING FLEXIBLE USE

OUTSIDE:

- PRIVATE GRAVEL DRIVEWAY
- OAK CAR PORT
- DOUBLE GARAGE CURRENTLY USED FOR ROADSIDE PRODUCE SALES
- THREE HIGH SPEC CONCRETE DOG KENNELS WITH MAINS ELECTRICITY
- LANDSCAPED GARDENS LAID TO LAWN
- PATIO AREA AND ELEVATED DECKING BALCONY
- PADDOCK WITH MACHINERY STORE AND POLYTUNNEL

LOCAL AUTHORITY

SHROPSHIRE COUNTY COUNCIL

TAX BAND D

THE YARD & BUILDINGS

(AVAILABLE THROUGH SEPARATE NEGOTIATION)

The yard extends to approximately 0.6 acres and benefits from its own independent access, ensuring separation from the residential dwelling.

The site has been used for timber processing, log storage and distribution, offering an excellent base for a range of rural enterprises.

Features Include:

- LARGE STEEL PORTAL FRAMED OPEN FRONTED SHED WITH LEAN – TO
- FURTHER MODERN STEEL FRAMED BUILDINGS

PLANNING NOTE

The main building is subject to a personal planning permission for commercial use. On vacation, use will revert to agricultural or ancillary residential purposes unless consent is varied.

SERVICES

MAINS WATER, GAS AND ELECTRICITY

PRIVATE DRAINAGE

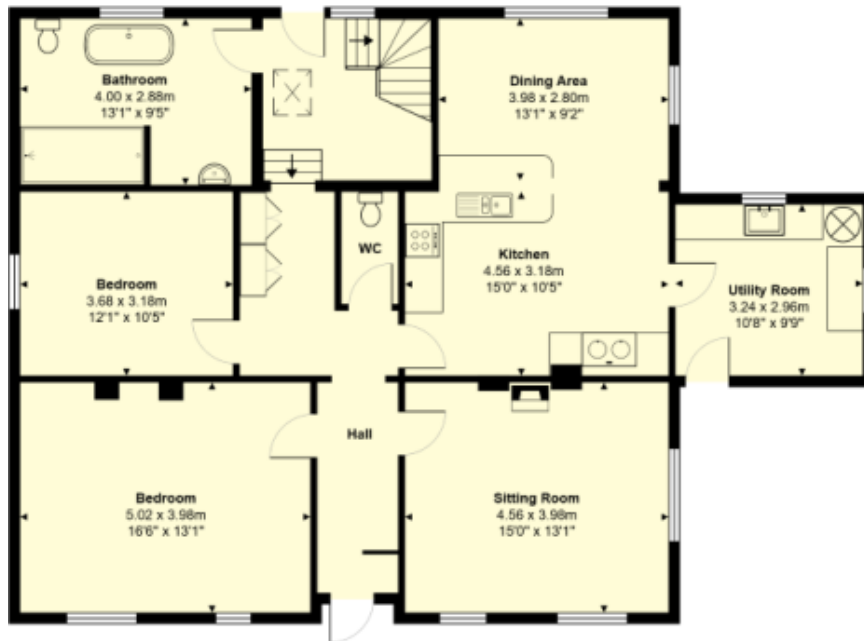
EPC RATING C



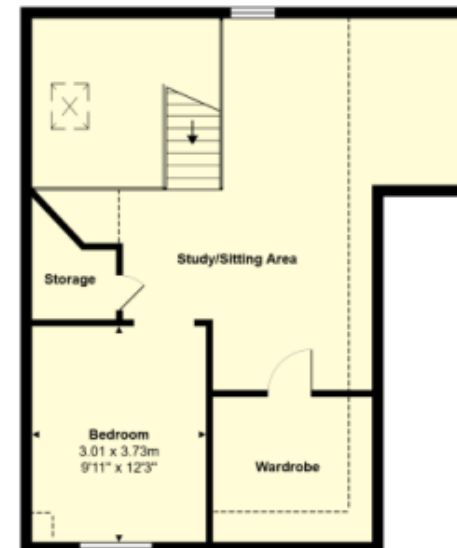


Little Meadow, Leebotwood, Church Stretton, SY6 6LU

Total Area: 219.9 m² ... 2366 ft²



Ground Floor



First Floor

Height Restriction

**LOCATION**

The home is situated in the sought after village of Leebotwood, in the heart of the Shropshire countryside, being sat adjacent to the A49 for excellent connectivity. The elevated position provides attractive rural views across the surrounding countryside.

METHOD OF SALE AND TENURE

Private treaty.

Freehold with vacant possession on completion.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor vendor's agents are responsible for defining the boundaries or ownership thereof.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all wayleaves, easements, rights of way and third party rights, whether mentioned in these particulars or not.

PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.



Directions

From Shrewsbury, proceed south on the A49 for approximately 7 miles. Continue through Leebotwood and the property will be found on the right-hand side, as identified by the agent's board.

What3Words: ///tunnel.tell.electrode

Viewing Arrangements

Viewing of the property is strictly by appointment only through:

Millie Home

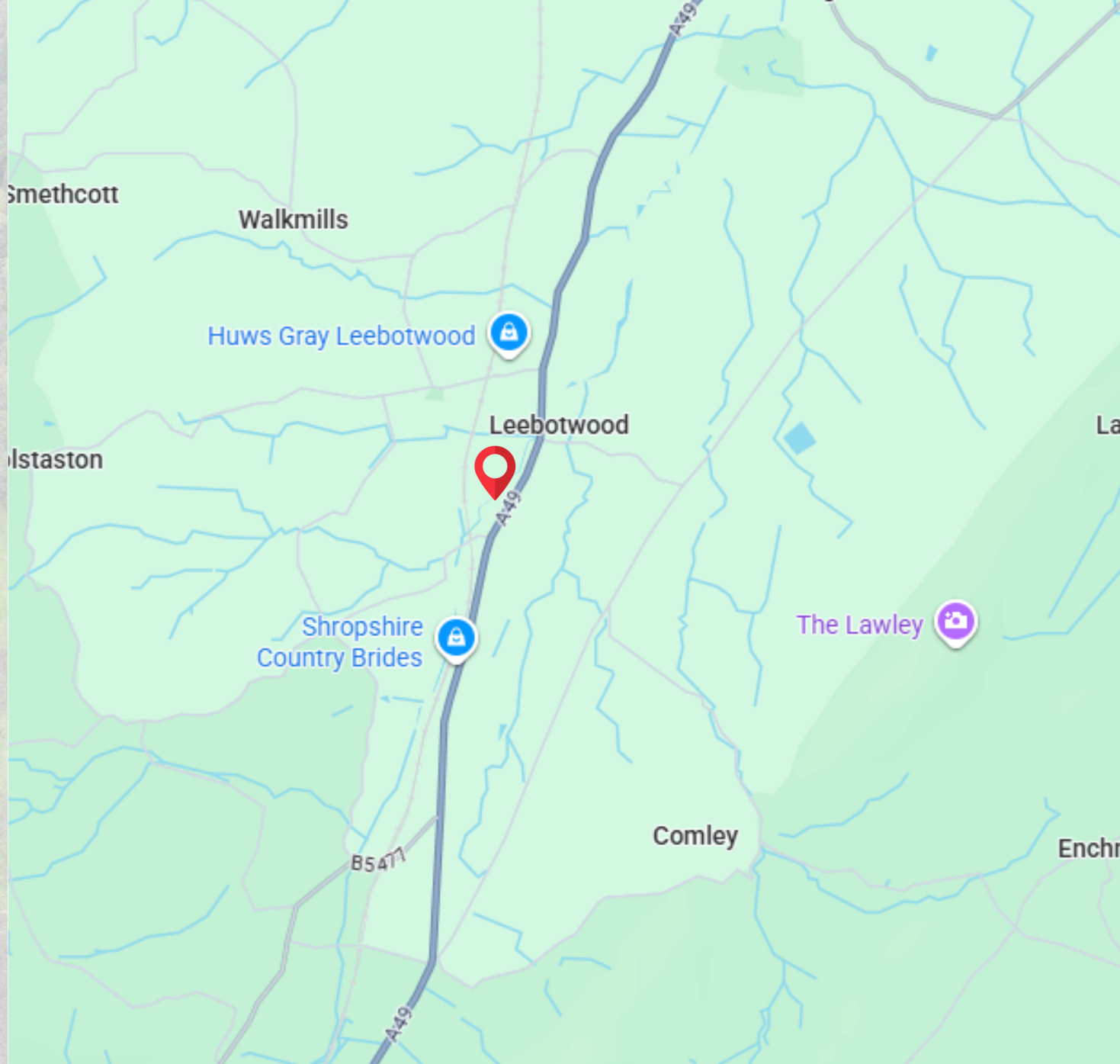
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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.