



SAMUEL WOOD

Whinberry Cottage All Stretton, Church Stretton, SY6 6HG  
Offers In The Region Of £298,000



# Whinberry Cottage

All Stretton, Church Stretton, SY6 6HG

- 2 double bedrooms
- Spacious study area
- Wood burning stove
- Private well-tended garden
- Large family bathroom
- Lovely reception room
- Separate dining room
- NO ONWARD CHAIN

Located in the charming village of All Stretton, Church Stretton, this delightful semi-detached house, part dating back to the 1800's offers a unique blend of history and modern living. Spanning an impressive 1,169 square feet, this property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The main reception room features a large fireplace complemented by a cosy wood-burning stove, creating a warm and welcoming atmosphere.

The separate dining room, with its patio doors, opens up to a beautifully maintained private garden, ideal for enjoying the outdoors or hosting gatherings. The garden also includes a storage shed and a log store, adding to the practicality of the space. The kitchen is equipped with a generous pantry an original fireplace (now capped), and provides access to a rear porch and a convenient wet room.



Upstairs, you will find two spacious double bedrooms, each offering ample natural light and comfort. The large family bathroom includes built-in storage in the eaves, ensuring that space is maximised. Additionally, a well-appointed study area with a large window allows you to take in the stunning views of the surrounding countryside.

This property is not only rich in character but also presents an excellent opportunity as a second home, investment property, or a primary residence. With no onward chain, it is ready for you to make it your own. Embrace the charm of All Stretton and the potential this lovely home has to offer.

## Sitting Room 16'4" x 15'0" (4.98m x 4.59)

This inviting sitting room is full of character with exposed ceiling beams and a striking stone fireplace housing a wood-burning stove, creating a warm and cosy atmosphere. A bay window allows plenty of natural light to flood in, enhancing the room's charm and making it a perfect place to relax. The space flows seamlessly through to the snug area, which provides a more intimate setting, ideal for quieter moments or additional seating.

## Dining Room 10'6" x 9'5" (3.19m x 2.87m)

The dining room offers a comfortable space with a patio door leading out to the garden, allowing for a pleasant view while dining or entertaining. Accessible from both the kitchen and sitting room, it presents a flexible layout that suits everyday family meals or social gatherings.



### **Kitchen 13'10" x 9'10" (4.21m x 3.00m)**

This spacious kitchen benefits from a practical tiled floor and a large window that lights the workspace, fitted with wooden cabinets and modern appliances including a washer and dishwasher, perfect for efficient meal preparation. The kitchen connects to a handy pantry and a separate shower room, adding to the overall utility of the ground floor.

### **Shower Room 5'2" x 4'9" (1.58m x 1.46m)**

A discreet shower room on the ground floor offers convenience with neutral décor and a practical layout, including a shower, toilet, and wash basin, making it ideal for guests or quick refreshes.

### **Bedroom 1 9'7" x 12'5" (2.91m x 3.79m)**

Bedroom 1 is a well-proportioned room featuring a large window that fills the space with natural light and offers views of the surrounding countryside. The neutral walls and carpet create a blank canvas for personal styling and comfortable living.

### **Bedroom 2 9'4" x 12'9" (2.85m x 3.89m)**

Bedroom 2 provides a similarly generous space, with carpeting underfoot and a window framing the glorious views. The room offers a peaceful retreat with neutral tones and ample space for bedroom furniture.

### **Bathroom 9'7" x 8'4" (2.91m x 2.54m)**

The bathroom features a full-sized bath, wash basin, and toilet, surrounded by half-height tiling in a deep green shade that complements the traditional wood panelled walls and the sloping ceiling. A window allows natural light to brighten the room, combining functionality with period charm.

### **Study Area 11'1" x 6'3" (3.37m x 1.90m)**

A compact study area occupies a peaceful corner of the first floor, featuring a large window that fills the space with light and reveals views of the garden and hills. The room includes built-in shelving along one wall, making it a practical space for work or hobbies.

### **Rear Garden**

The rear garden is a delightful outdoor space with a well-kept lawn bordered by mature shrubs and trees, offering privacy and a peaceful setting. A paved patio area adjacent to the house provides an ideal spot for outdoor dining or relaxing, while a garden hut and log store offers useful storage.

### **Services**

Services: We understand that the property has gas fired central heating, mains electric, mains water and mains drainage. EPC Band TBC

Broadband Speed: Basic 14 Mbps, Superfast 80 Mbps.

Flood Risk: High. Please note the property has flooded in the past. Please





contact the office who will provide more details.

Tenure: Freehold

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

Council Tax Band: C

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

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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.

Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk). For out of hours enquiries please contact Vicki Oldhams on 07396 879139.



### Directions

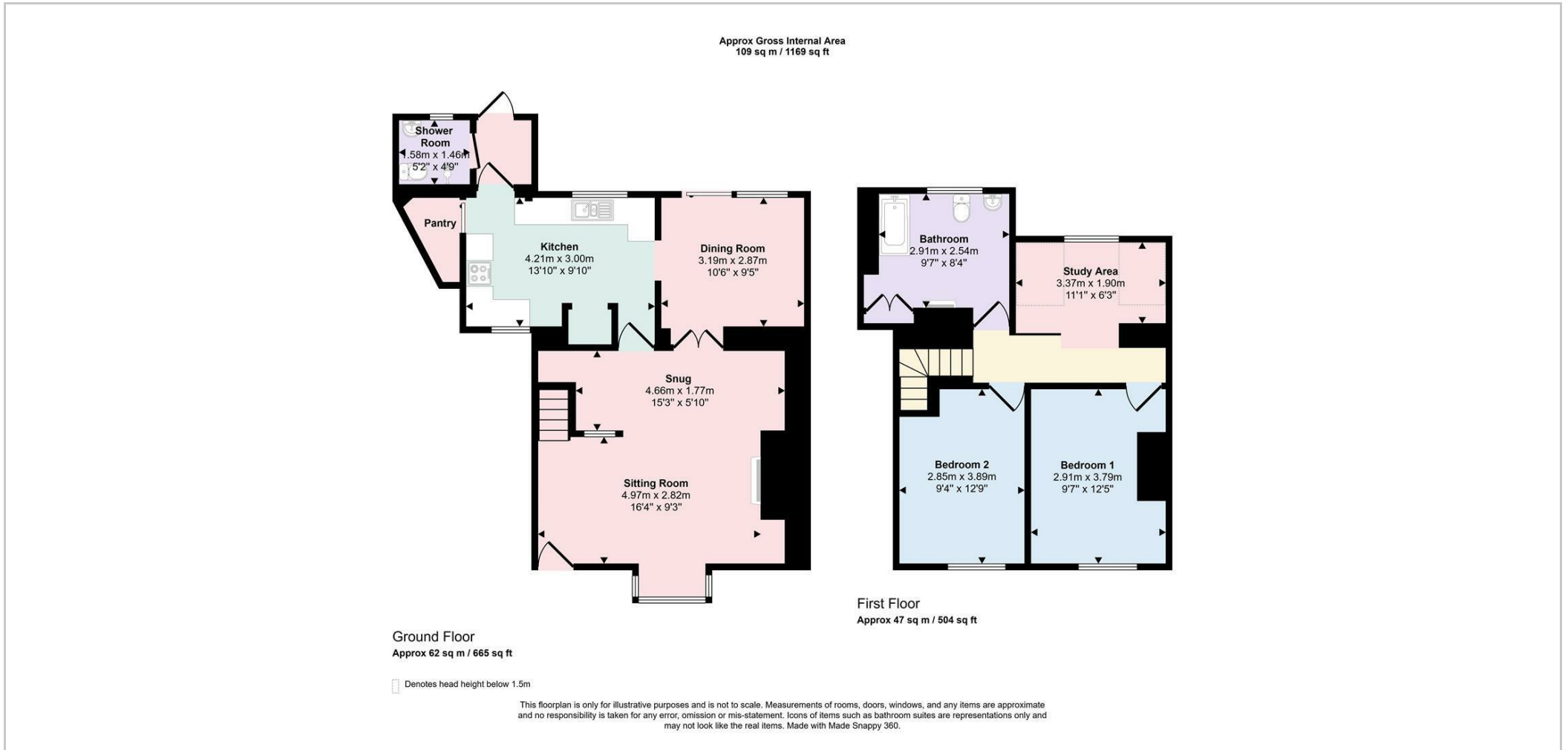
Please use the what 3 words app to locate the property. Please use the reference [///upholds.weddings.nosedive](http://upholds.weddings.nosedive) and this will take you directly outside the property. On street parking is available.







## 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND  
Tel: 01588 672728 | [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)