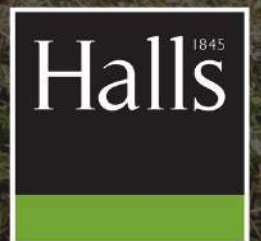




# DUDGELEY COTTAGE

ALL STRETTON | CHURCH STRETTON | SY6 6LB









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Church Stretton 1.9 miles | Shrewsbury 11.6 miles  
(all mileages are approximate)

A BEAUTIFUL ENCHANTING COTTAGE, OFFERING A PERFECT BLEND OF  
CHARM AND CHARACTER, WHICH HAS RECENTLY BEEN UPDATED AND  
SITUATED WITH THE MOST SPECTACULAR PANORMAIC VIEWS.

Nestled in a peaceful, picturesque location in All Stretton  
Recently modernised inside, this home offer a truly tranquil position  
Potential for extending subject to the necessary planning permissions  
Set within 0.91 acres  
Within easy reach of Church Stretton and countryside walks



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Viewing is strictly by appointment with the selling agents

What3Words - [///polices.effort.slug](http://polices.effort.slug)

Dudgeley Cottage is just under 2 miles from Church Stretton, a charming and picturesque market town set amongst stunning hills and valleys. The town offers a range of independent shops, cafés, restaurants, and a thriving community atmosphere. There's a train station with direct links to Shrewsbury (15 miles) and Ludlow (13 miles), making commuting easy.

Families benefit from excellent schooling. Local options include St Lawrence Primary and Church Stretton School, both rated 'Good' by Ofsted. For independent education, Concord College and Shrewsbury School, one of the UK's leading co-educational boarding schools, are within 15 miles. Shrewsbury High School, part of the Girls' Day School Trust (GDST), provides outstanding education for girls aged 4-18.

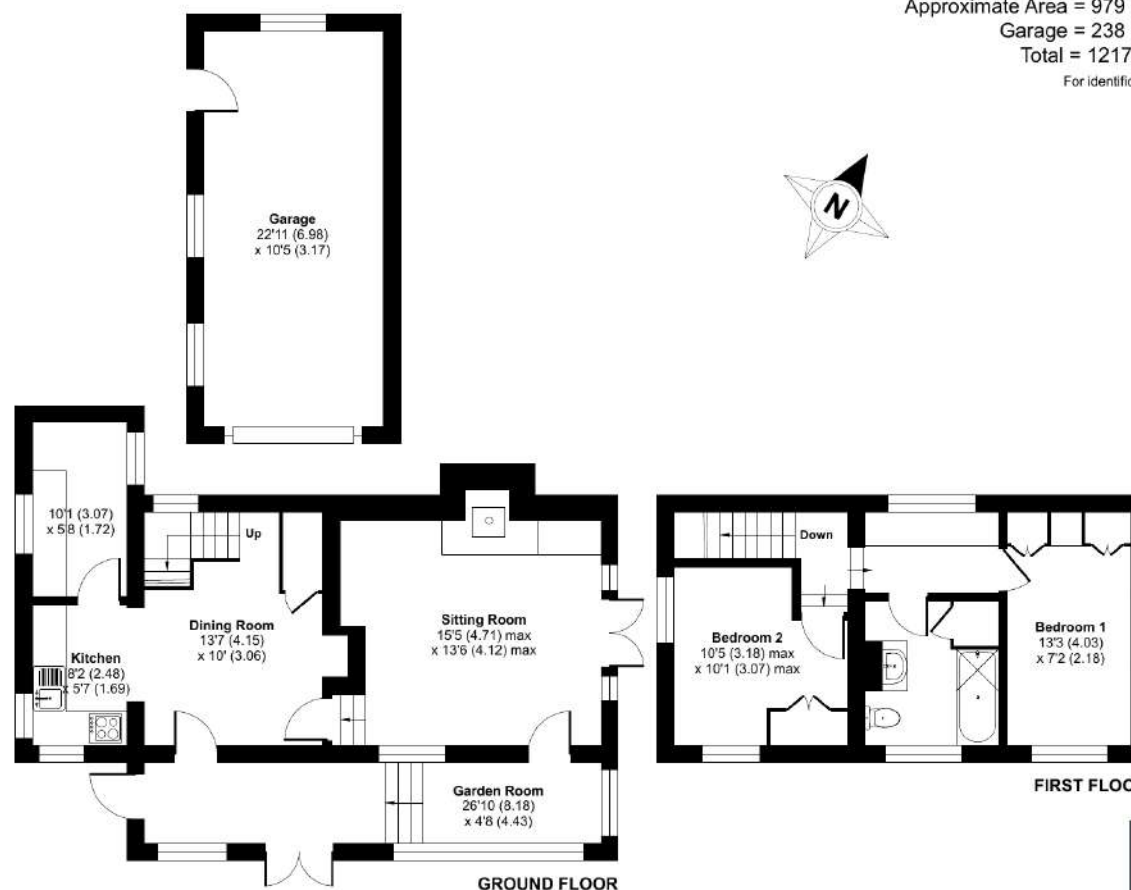
The property enjoys excellent road connections via the A49, giving access north to Shrewsbury and south to Hereford, the Wye Valley, and beyond.

The surrounding Shropshire Hills Area of Outstanding Natural Beauty offers endless opportunities for walking, cycling, and riding, with Carding Mill Valley and the Long Mynd right on the doorstep.

Dudgeley Cottage dates back to the 19th Century, has since been extended and most recently has been thoughtfully updated. The property has a huge amount of charm and character whilst still providing lovely, flowing, well proportioned accommodation set over two floors.

On entering the property there is a lovely garden room with tiled floor that has wonderful views of the gardens and beyond, this is a great place for peace and quiet. The garden room leads into the open plan kitchen dining room, creating a wonderful open space.

Approximate Area = 979 sq ft / 90.9 sq m  
Garage = 238 sq ft / 22.1 sq m  
Total = 1217 sq ft / 113 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). © nitchecom 2026  
Produced for Halls. REF: 1396932

The kitchen has a selection of wall and floor built-in units, worktop, space for a cooker and washing machine/dishwasher. The kitchen extends into the following room where there are further storage cupboards and space for a fridge freezer and tumble dryer.

The sitting room is beautifully presented, with exposed wooden beams and has a feature fireplace with stone surround, hearth and log burner creating

an inviting atmosphere.

There is an additional entrance door to the garden room and French doors leading to the patio and gardens. The views of The Caradoc Hills from here are simply spectacular.





The staircase rises to the first floor landing where there are 2 double bedrooms, both with built in wardrobes and a family bathroom with shower attachment over the bath.

### OUTSIDE

The property is approached over a gated cattle grid leading to the private driveway to the front of the property, which offers plenty of parking and a large garage that includes a 3 meter inspection pit.

The garage has a huge amount of potential to be converted to a garden room, annex or potentially even a holiday let, given the demand locally – all would be subject to the necessary planning permissions. There is mains electricity connected to the garage providing lighting and sockets.

The gardens wrap around the property and offer extensive space to achieve something fabulous. This outdoor space offers lawned areas, numerous fruit trees including a large walnut tree and many shrubs. The extended garden offers the potential to have a small paddock. There are the most spectacular panoramic views all round.

The whole site extends to approximately 0.91 of an acre.



## 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 and electricity. Drainage is provided to a private system. Oil fired central heating. None of these services have been tested.

### LOCAL AUTHORITY

Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, England, SY3 8HQ.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – D



### 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.







