



THE TAN HOUSE, LITTLE STRETTON SY6 6RE
OFFERS IN THE REGION OF £897,000

Wrights
Estate Agents
Established 1972

The Tan House
Little Stretton
Shropshire
SY6 6RE

- Period character town house
- Grade II* listed.
- Picturesque village location
- Three storey accommodation
- 15th Century origins with extensions and updates
- Improved external and internal insulation works
- Triple glazing in many windows
- Easily managed gardens
- Oil fired central heating with some 34 radiators throughout
- Large double garage and workshops
- No upward chain
- Viewing highly recommended

5 x 

4 x 

1 x   

1 x  

1 x  

1 x 

Shrewsbury 14 miles

Ludlow 16.5 miles

Telford 24.5 miles

Birmingham 57.4 miles



THE TAN HOUSE

The Tan House provides a rare opportunity to purchase a fascinating and attractive, genuine period modest manor house, having many original character features.

The property has an interesting history and started as a hall house built between 1400 and 1425. Around 1500 to 1550 chimneys were erected and the building adapted to create the kitchen. Within an economic boom around 1579 the property was again extended.

Over the years alterations to its design took place, including construction of the first and second floors. From 1875 the house was again transformed with the introduction of wall panelling, ancient fireplaces, staircase, and further extensions to the property.

The present owners have undertaken improvements to the insulation on external walls and roof. Installation of triple glazing in most places, and restoration of the chimneys.

Further information on updates, improvements, the historical changes/events and information are available by request.

VIEWING HIGHLY RECOMMENDED
NO UPWARD CHAIN



The Tan House is situated in the centre of the village of Little Stretton on the edge of the Long Mynd Hills and some 16,000 acres of Heathland managed by the National Trust.

Steeped in history and set within its own beautiful gardens with a range of outbuildings that can be re-purposed to suit the owners own requirements.



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, specialist shops, and ladies' and men's fashion 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

(supplied throughout with ample power points)

The house is fronted by an attractive external thatched front **PORCH** supported by rustic pillars

INTERNAL PORCH with tiled floor and lattice double front door with matching side window. Beamed ceiling and oak wainscotting. Cloaks cupboard and doors to dining room and living room.

SITTING ROOM (6.6m x 5.2m approx)(21'6" x 17' approx) with oak boarded floor, fitted carpet, period fireplace with open grate, and fleur-de-lis embossed metal side panels. Beamed ceiling, deep front bay window with oak wainscotting. Small rear bay window and third front window. TV aerial point and door to:

STUDY (5.7m x 3.2m approx)(18'7" x 10'4") with fitted carpet, oak wainscotting, open stone fireplace with rustic inset, and Elizabethan embossed fireback dated to 1571 with a Welsh Tudor griffin. Beamed ceiling and telephone point.



ACCOMMODATION continued...

DINING ROOM (7m x 4.5m approx)(22'9" x 14'7" approx) with stone flagged floor, feature sculptured oak wall panelling, a large cavernous open stone fireplace with ornamental carved stone effigies of Indians. Carved wood wall panels concealing a recessed cupboard, beamed ceiling, china cupboard with light, two windows, and doors leading to the kitchen, entrance hall, and inner hallway.

INNER HALLWAY with tiled floor, beamed ceiling, and storage cupboard leading to the Elizabethan staircase.

KITCHEN (4.6m x 4.4m approx)(15' x 14'4" approx) with tiled floor, beamed ceiling, two windows, range of matching built-in units comprising six floor cupboards (including drawers), and four wall cupboards, double drainer sink unit, wooden worktops, and tiled splashbacks. Recessed storage cupboards. Doors leading to the utility room and front glazed entrance porch.

UTILITY ROOM (3m x 2m approx)(9'8" x 6'5") with tiled floor, cupboard, stainless steel sink, plumbing for washing machine and dishwasher, 'Megoflo' hot water cylinder, and **BOILER ROOM** housing the oil fired central heating boiler.

SEPARATE WC with tiled floor, window, WC, and washbasin. There is a second stairway ascending to the first floor with airing cupboard below.



ACCOMMODATION continued...

Returning to the ground floor inner hallway a fine Elizabethan **STAIRCASE** with half landing and a feature large stained glass window ascends to the first floor. From the inner hallway is a French door opening into the rear garden .

Galleried **first floor LANDING** with fitted carpet.

BEDROOM 1 (5.5m x 3.25m approx)(18'1" x 10'7") approx) with fireplace with oak mantle, tiled hearth, and electric wood effect stove, window with views of the rear garden and Long Mynd Hills, and two further windows. Door to:

EN-SUITE BATHROOM with half tiled walls, panelled bath, WC, and washbasin.

READING ROOM (3.3m x 2.4m approx) (10'8" x 7'9" approx) with oak wall panelling, bay window overlooking the rear garden, and door to:

SHOWER ROOM with window, walk-in shower, WC, and washbasin. **The shower is adjacent to bedroom two and could be utilised as an en suite facility.** There is a door leading from the shower room to the servants staircase descending to the ground floor (kitchen).

BEDROOM 2 (5.5m x 3.2m approx) (18' x 10'4" approx) with fireplace with carved oak surround and heraldic fireback, large front window, built in wardrobe with carved oak door, beamed ceiling, wall having carved oak panelling, and a recessed window. Door to:

BEDROOM 3 (4.5m x 3.3m approx)(14'7" x 10'8" approx) with beamed ceiling, front window with carved seat below, and a telephone point.

BATHROOM with white suite, panelled bath, walk-in shower, WC, and washbasin. Period fireplace, two windows, heated towel rail, and door to:

DRESSING ROOM (3.7m x 3m approx)(12'1" x 9'8" approx) with built in wardrobe with carved oak door, lattice window with stained glass centre pane. Door to landing area and door to bedroom four.

BEDROOM 4 (5.2m x 3.2m approx)(17' x 10'4" approx) with fitted carpet, two windows, period fireplace and stove, and built in cupboards.

STAIRCASE ascending from the main landing to the second floor.





ACCOMMODATION continued...

Attic room (6.2m x 4m approx)(20'3" x 13'1" approx) Ideal storage with two windows.

BEDROOM 5 (4.1m x 3.5m approx)(13'4" x 11'4" approx) with fitted carpet and window with front aspect. Door to:

EN-SUITE SHOWER with walk-in shower, WC, and washbasin.

Second Floor **hallway** with **door to;**

LIBRARY — also known as the Poet's room (6.6m x 4.8m approx)(21'6" x 15'7" approx) with fitted carpet, large square bay window with views to The Ragleth, feature period fireplace, second window, skylight window, and access to eaves storage space.

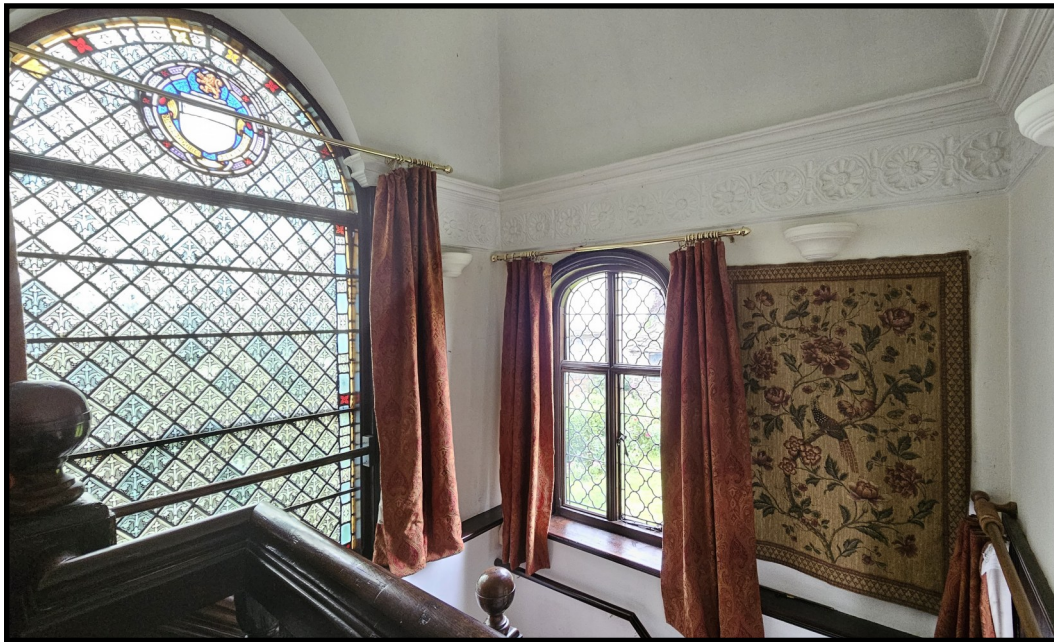
OUTSIDE: the outbuildings are approached over the enclosed paved courtyard divided from the front garden and entrance path by a stone wall and a pair of wrought iron gates or via the kitchen porch. These outbuildings could be re-purposed or developed subject to the necessary planning consents.

LARGE GARAGE (12.4m x 4.3m approx)(40'7" x 14'10" approx) with concrete floor, inspection pit, power, lights, double doors giving access to the small drive and side road, and ladder access to overhead storage area.

WORKSHOP (4.3m x 4.2m approx)(14'1" x 13'7" approx) with doors to the front and side entrance drive.

Second WORKSHOP/WASHROOM (4.2m x 3.8m approx)(13'7" x 12'4" approx) with door from courtyard, internal log store, and stairs to room above.





TENURE We understand the Property is FREEHOLD

SERVICES We understand mains electricity, water, and drainage are connected. The central heating is oil fired and the oil tank is located on the premises.

COUNCIL TAX Band 'F'

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

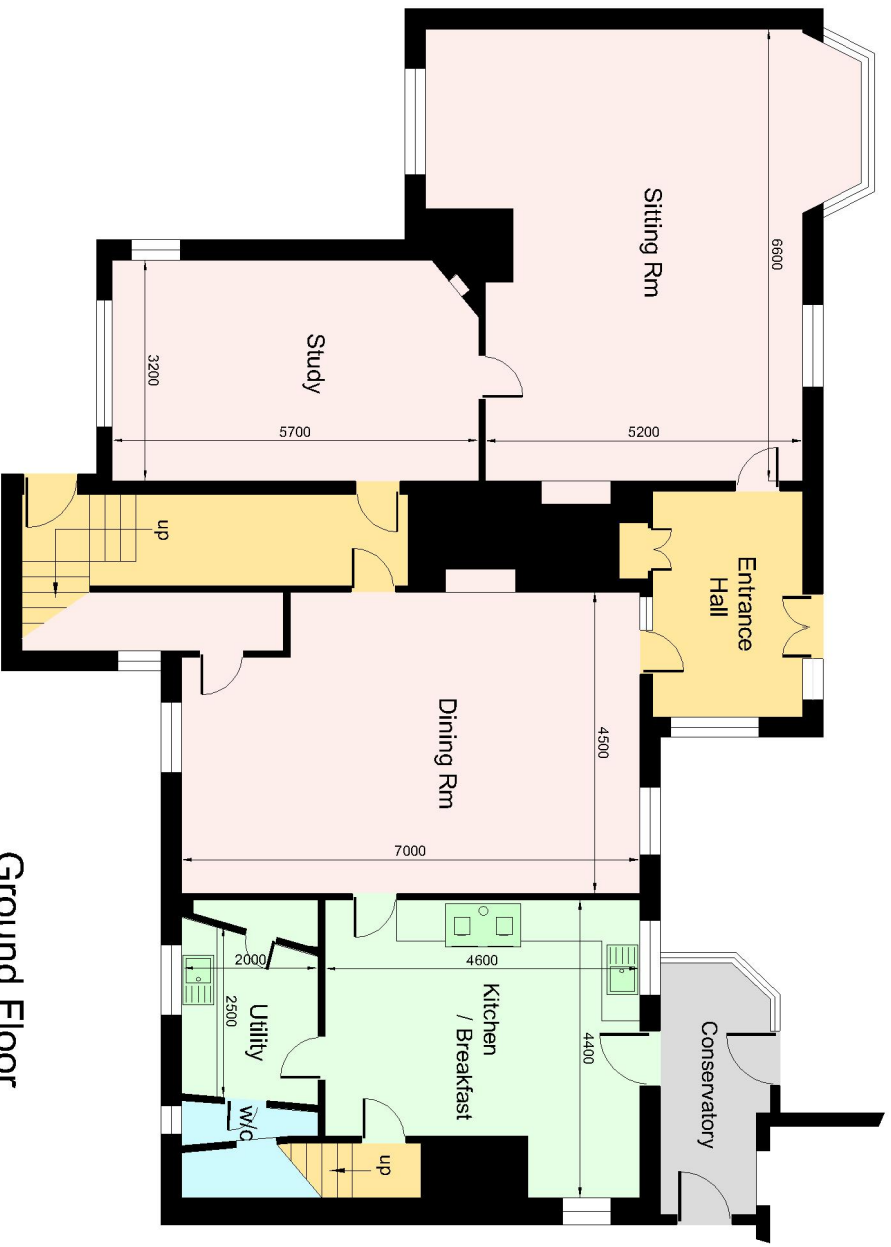
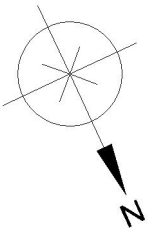
VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237

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.





Ground Floor

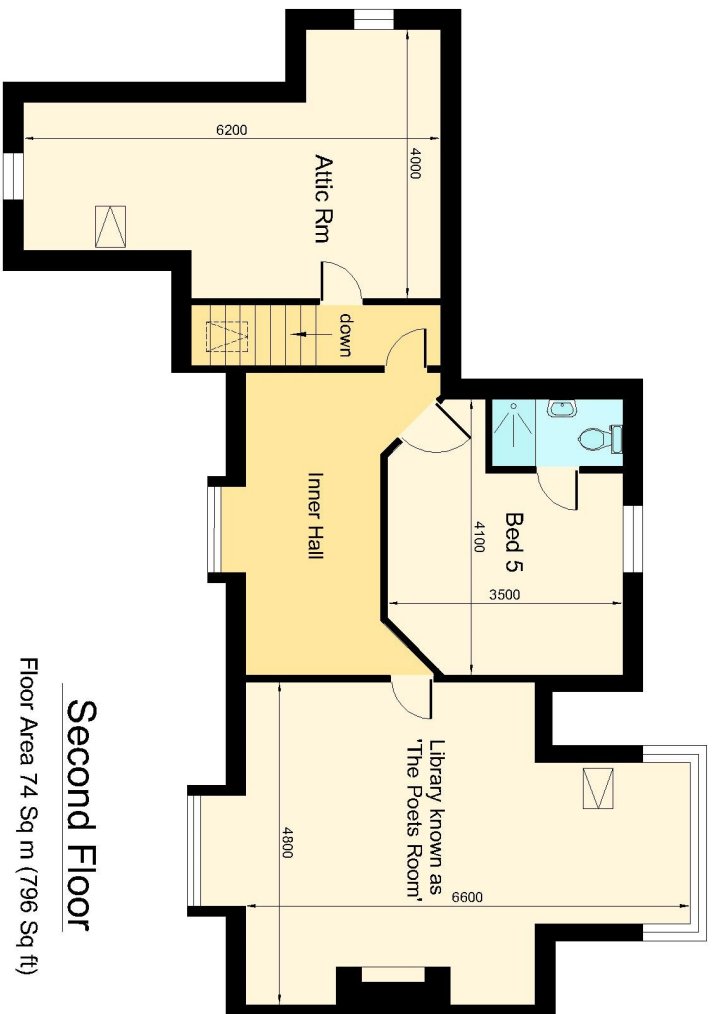
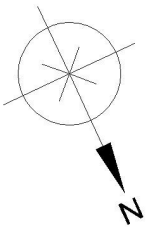
Floor Area 146 Sq m (1570 Sq ft)

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Total House Floor Area 368 Sq m (3956 Sq ft)

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Second Floor

Floor Area 74 Sq m (796 Sq ft)



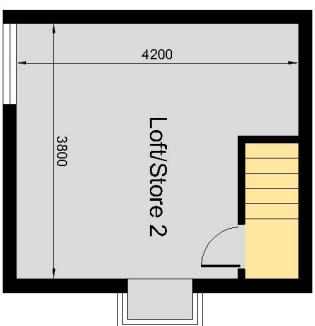
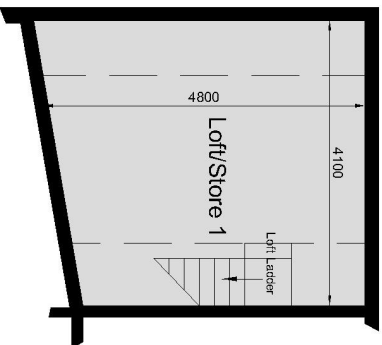
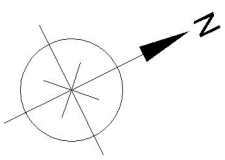
First Floor

Floor Area 148 Sq m (1570 Sq ft)

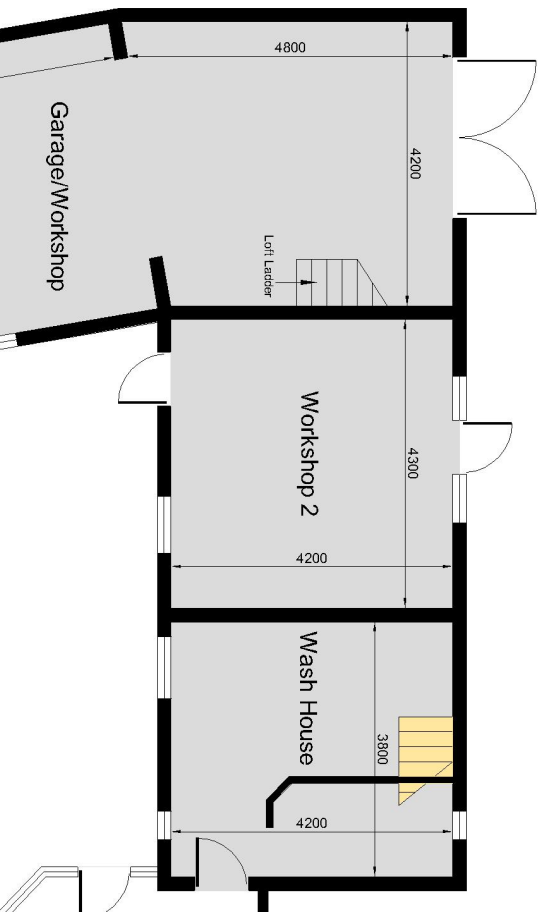
Total House Floor Area 368 Sq m (3956 Sq ft)

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The Tan House
Little Stretton
SY6 6RE



First Floor



Ground Floor

Total Floor Area 124 Sq m (1333 Sq ft)

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THE TAN HOUSE — FURTHER INTERESTING BACKGROUND AND INFORMATION

The creation of The Tan House and subsequent development were enabled by factors in the locality. Wool was in great demand throughout most of the last thousand years and the manor of Stretton-En Le-Dale, as Church Stretton was known, was in the top 25% of the most wealthy English manors.

From the 1100s to the 1800s there was no resident Lord of the Manor. The responsibility for ensuring that the manor was productive and the administrative systems ran smoothly, fell to the Reeve. This man was local and therefore almost certainly open to the influence of his extended family and their interests would almost certainly have been at least considered. The combination of relative freedom, favourable conditions and a ready market for the wool enabled peasants to be entrepreneurial, to rise up the social scales and finance the building of houses such as The Tan House.

Stage one: The Tan House started life as a hall house built between 1400 and 1425. There was one room with a small lean-to building, called an outshot, that could have been used for storage or a sleeping area. The fire was on the earth floor and smoke escaped through a hole in the thatch roof. A byre for animals was also attached.

Stage two: Chimneys were introduced around 1500-1550 and the one in the Tan House was placed in the byre which then became a kitchen housed in the second room but the poor animals had to go elsewhere. At this time there was an economic boom and in 1579 a massive expansion of the Tan House was enabled.

Stage three: A cross-wing was built on the centre of the front of the house and the southern extension was added enabling the newly made kitchen to move to where it is today and the vacated space to become the dining room. The roof was significantly altered enabling the previously single storey house to have first and second level floors which housed many bedrooms.

Stage four: In 1875 John Hornby Maw, owner of the Maws' Tile factory at Jackfield bought the Tan House for his daughter Mary Ann Wood. The house was transformed by the introduction of reclaimed C16 & C17 panelling, ancient fireplaces and a staircase together with several extensions to the building.

Mary Ann's son, Derwent Wood, was a famous sculptor responsible for carving the wreaths on The Cenotaph in London and also the creation of many other WW1 memorials around the world. On a window in The Poet's Room he scratched a record of a trip he made in 1905 to see his brother who had moved to Canada.