



HURSTLEIGH

CARDINGTON ROAD | LEEBOTWOOD | CHURCH STRETTON | SY6 6LX





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Church Stretton 3.7 miles | Shrewsbury 9.9 miles
(all mileages are approximate)

A HIGHLY DESIRABLE AND PARTICULARLY SPACIOUS DETACHED HOUSE, OFFERING AN EXCELLENT LIVING ENVIRONMENT, SET WITH FANTASTIC LARGE GARDENS IN THIS BEAUTIFUL SOUTH SHROPSHIRE LOCATION.

Glorious rural locality
Superb versatile living space
Excellent scope to modernise and extend (STPP)
Private driveway parking and garage
Fantastic large gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury, proceed south along the A49 and continue through the village of Dorrington. On arrival in Leebotwood, proceed through the village and take the left turn signposted Cardington. Continue for a short distance and the property will be found on the left hand side.



Approximate Area = 1402 sq ft / 130.2 sq m

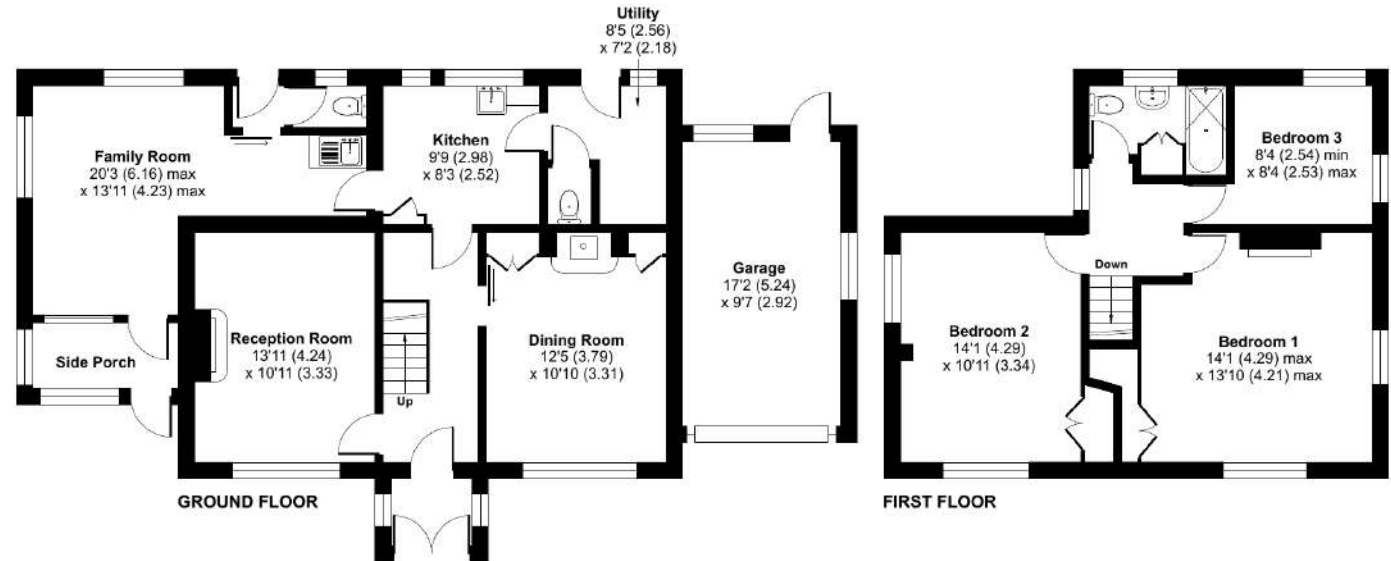
Garage = 165 sq ft / 15.3 sq m

Total = 1567 sq ft / 145.5 sq m

For identification only - Not to scale

SITUATION

The property is most attractively situated and is within close proximity to the South Shropshire Countryside including The Lawley and Caer Caradoc. The property also benefits from easy access to local centres, the A49 provides a good route to Shrewsbury and the A5 dual carriageway, which links to the M54 to Telford, in turn leading to the M5/M6 network. Leebotwood itself benefits from having a public house/restaurant. The village of Longnor has a primary school and within close driving distance is the village of Dorrington, which has a selection of amenities including a shop and post office. To the south, Church Stretton provides facilities including shops, restaurants, leisure facilities, a library and both primary and secondary schools. There is also a rail service in the town centre.



PROPERTY

A charming detached home with delightful gardens and superb views in sought-after South Shropshire.

Hurstleigh is an impressive detached residence offering rooms of pleasing proportion, set within beautifully tended large gardens and enjoying lovely views across this highly desirable South Shropshire location. Deceptively spacious, the accommodation blends character features with versatile living spaces, in need of modernisation, making it an ideal home for families or those seeking generous, well-arranged rooms.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1375204

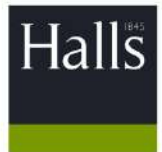


A welcoming entrance hall with solid wood block flooring sets the tone for the quality found throughout. At the front of the property sit two excellent reception rooms, one with built in storage cupboards, both featuring parquet flooring and attractive fireplaces, providing elegant and comfortable living and entertaining spaces.

The original kitchen is complemented by an additional reception room, ideal as a playroom

family room or home office, offering great flexibility. Completing the ground floor are two guest WCs, providing convenience for both residents and visitors.

The first-floor landing leads to three bedrooms. The two front bedrooms enjoy a delightful outlook towards the South Shropshire Hills and have built in storage cupboards, while the rear bedroom overlooks the expansive gardens. All bedrooms are served by the family bathroom.





OUTSIDE

A gated entrance opens onto a generous driveway, leading to the garage fitted with an electric entrance door. There is also a private gravelled lay-by to the front of the property which can be used for additional parking.

The gardens are a true highlight of Hurstleigh. Exceptionally spacious and extensively landscaped, they feature lawned areas, richly stocked shrub and flower beds, a variety of established fruit trees and specimen trees. The outdoor space offers numerous pockets of interest and tranquillity, ideal for relaxation, play, and gardening enthusiasts.

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 and gas. Drainage is to a shared septic tank. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

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.



