



Cwm Head House










Cwm Head, Church Stretton, Shropshire



BNP PARIBAS GROUP

A detached five bedroom house with one bedroom annexe located in a beautiful rural setting

A handsome period family home, sensitively combining features including some exposed wall and ceiling beams and original fireplaces with modern amenities, quality fixtures and fittings and neutral décor throughout to provide an elegant, practical and cohesive living and entertaining environment. It is located four miles from the sought-after town of Church Stretton with numerous local amenities

	7 RECEPTION ROOMS		6 BEDROOMS		3 BATHROOMS
	GARAGE		GARDEN		FREEHOLD
	RURAL		4,402 SQ FT		GUIDE PRICE £975,000



The property

A rectory thought to date from the 1820's, Cwm Head House is now a family home offering over 4,400 sq ft of light-filled flexible accommodation arranged over three floors. Configured to provide an ideal family and entertaining space sensitively combining features including some exposed wall and ceiling beams and original fireplaces with modern amenities and neutral décor throughout. The accommodation flows from a welcoming flagstone-floored reception hall and briefly comprises a part wood-lined drawing room with feature fireplace with woodburner, bespoke storage and a door to an inner hall with modern fully-tiled shower room, a sitting room with exposed wooden flooring, feature fireplace with woodburner and a rear aspect bay window with window seating, a wooden-floored dining room with double doors to a glazed timber-framed garden room with a door to the rear terrace and a kitchen/breakfast room with a range of wall and base units, complementary worktops and splashbacks, a Belfast sink, Rayburn, space for a good-sized table and a neighbouring fitted utility room. A door from the kitchen/breakfast room opens

to a side hall with doors to front and rear aspects, giving access to a study and a fitted boot room with a door to the garden. The property also has a generous cellar, suitable for a variety of uses. Stairs rise from the reception and inner halls to the first floor, which provides a principal bedroom with rear aspect bay window, feature fireplace and fitted storage, two further double bedrooms, one with useful sink and the other with feature fireplace, and a family bathroom with separate neighbouring cloakroom. The property's two remaining bedrooms, one with feature fireplace, can be found on the second floor, together with a large vaulted games room, suitable for a variety of uses. The property also benefits from Stable Cottage, a self-contained annexe providing a sitting room, kitchen, bathroom and first floor double bedroom.

Outside

The property is approached over a gravelled driveway providing private parking and giving access to a garage. The well-maintained, south facing garden surrounding the property is laid mainly to gently-sloping lawn bordered by well-stocked flower and



shrub beds and numerous seating areas, paths to neighbouring Blakemore Wood, orchard with apple, pear and plum trees and a raised paved rear terrace ideal for entertaining and al fresco dining, the garden enjoying far-reaching views over the surrounding Shropshire Hills countryside.

Location

Located in the Shropshire Hills National Landscape, Cwm Head House enjoys easy access to the A49 into the town of Church Stretton which offers a wide range of facilities including shopping, supermarkets, a GP surgery, library, community centre, pubs, cafés, restaurants and a golf course. The area features stunning countryside including Carding Mill Valley and the Longmynd providing opportunities for walking, riding and outdoor pursuits. More extensive recreational and educational facilities can be found in Ludlow, the county town of Shrewsbury and Telford. Road links are excellent: the A49 links to the A5, M54 and motorway network and Church Stretton station (4.2 miles) offers regular services to major regional centres and London.



Distances

- Marshbrook 1.4 miles
- A49 (Hereford Road) 1.4 miles
- Church Stretton 4 miles
- Ludlow 14.5 miles
- A5 (London-Holyhead road) 14.7 miles
- Shrewsbury 18.0 miles
- Telford 24.6 miles
- Birmingham 61.3 miles
- Birmingham International Airport 70.3 miles

Nearby Stations

- Church Stretton (London Euston 2 hours 55 minutes)
- Craven Arms
- Broome
- Ludlow
- Shrewsbury

Key Locations

- Cardingmill Valley
- The Longmynd
- Attingham Park
- Wroxeter Roman Village
- Ludlow Castle

Nearby Schools

- Church Stretton School
- Norbury Primary School & Nursery
- Concord College
- Moor Park
- Shrewsbury School
- Shrewsbury High School for Girls
- Prestfelde Prep School





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Total internal area 4,402 sq ft (409 sq m)

For identification purposes only.

Directions

Post Code SY6 6PX

what3words: ///jots.voice.purified

General

Local Authority: Shropshire Council

Services: Mains electric. Private water and septic tank drainage that we understand complies with current regulations. Oil fired central heating.

Council Tax: Band E

EPC Rating: E

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

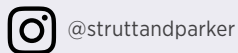
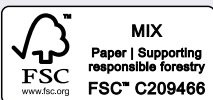
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