



# Baybrook

Church Stretton, Shropshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## An attractive detached four bedroom property occupying an enviable and convenient position

A sensitively-extended family home designed to maximise the stunning surrounding views and featuring a wealth of natural light, providing a practical and cohesive living and entertaining environment. It is located within striking distance of an historic spa town, near to local amenities, the station and local road network.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**SMALL MARKET TOWN**



**2,227 SQ FT**



**GUIDE PRICE  
£695,000**



### The property

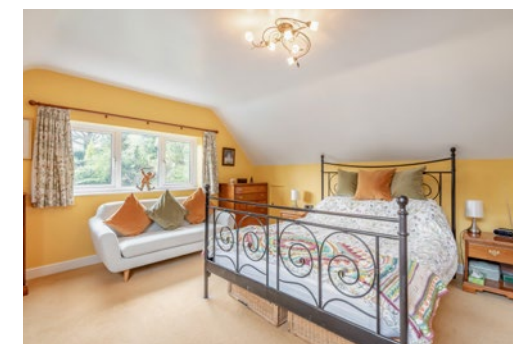
Baybrook is an attractive detached dormer family home offering more than 2,200 sq ft of light-filled flexible accommodation arranged over two floors. Configured to provide an ideal, practical and cohesive living and entertaining space maximising the stunning surrounding views. The accommodation flows from a welcoming reception hall with useful storage, cloakroom and modern fully-tiled family shower room. It comprises a spacious sitting room with a large front-aspect bow window, a feature fireplace with woodburning stove, and double glazed doors leading to a generous drawing room—an extension added by the current owners—featuring a large angled sky lantern and bi-fold doors opening onto the front terrace. Additional sky lanterns flood the space with natural light, while further doors lead to a fitted utility room with a useful en suite cloakroom and access to the rear garden. To the rear is a well-appointed kitchen/breakfast room fitted with a range of wall and base units, a breakfast bar and complementary work surfaces. The ground floor accommodation is completed by a bedroom wing providing two dual

aspect double bedrooms, both with fitted storage and one bedroom a useful basin..

A feature central wooden staircase rises to the galleried landing from the reception hall to the first floor which houses the property's principal bedroom and remaining double bedroom which is currently configured as a study with skylights providing additional natural light, together with a modern family bathroom.

### Outside

Occupying an elevated position set against a backdrop of mature woodland and having plenty of kerb appeal, the property is approached through an electric five bar gate over a shared tarmac driveway, owned by the property, providing private parking and giving access to the detached garage. The mature garden to the front aspect features terraced areas of gently-sloping lawn bordered by well-stocked flower and shrub beds and features a stream with footbridge over overlooked by an open-sided gazebo, a raised wraparound paved terrace and a further raised paved seating area off the



drawing room, all screened by mature trees and enjoying stunning views over the Cardingmill Valley and Stretton Hills beyond. The property also benefits from a rear garden laid to sloping natural planting, leading up to mature woodland.

### Location

Located near to the England/Wales border in the Stretton Hills, part of the Shropshire Hills AONB, and surrounded by lovely walking and cycling routes, the historic spa town of Church Stretton offers an extensive range of everyday facilities including high street and boutique shopping, a Co-op supermarket, restaurants, cafés, a library, GP surgery, primary and secondary schooling and leisure facilities. Further amenities are available in nearby villages and towns and, further afield, in Shrewsbury, Telford, Hereford and Birmingham. Communications links are excellent: the train station has direct connections to Manchester and Cardiff, as well as via Shrewsbury to Telford, Birmingham and beyond.. The A49 gives easy access to Hereford and the south, Shrewsbury to the north and to the M54 and the rest of the motorway network.

### Distances

- Church Stretton High Street 0.2 mile
- Shrewsbury 14.5 miles
- Telford 26.1 miles
- Hereford 40.6 miles
- Birmingham 57.8 miles

### Nearby Stations

- Church Stretton
- Shrewsbury

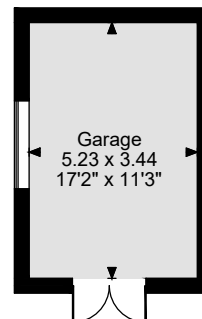
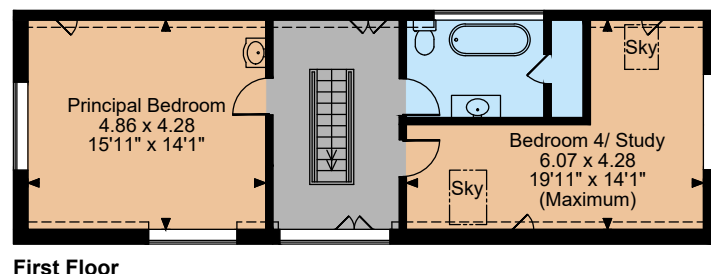
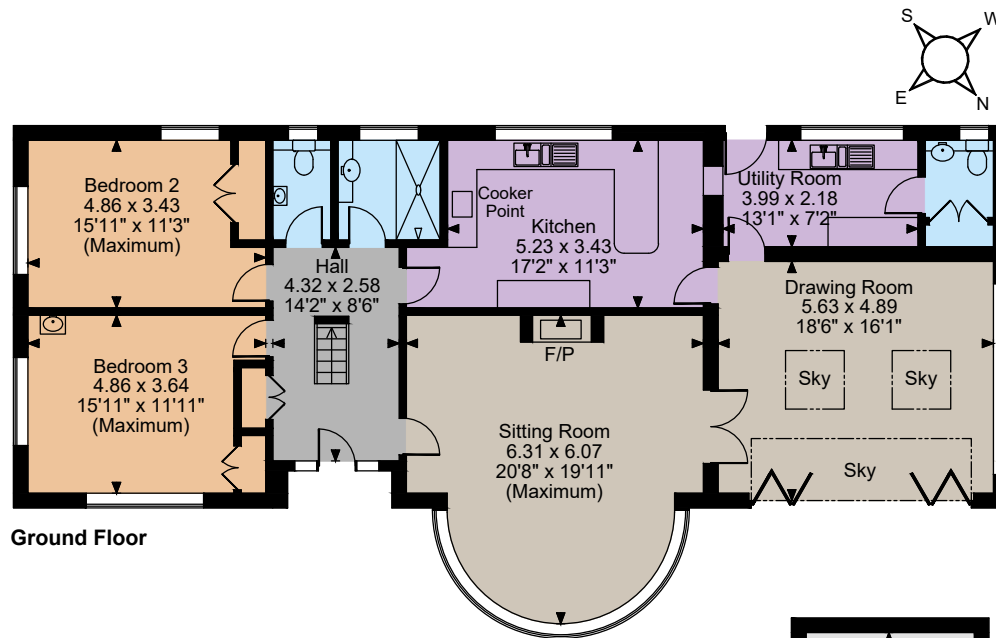
### Key Locations

- Carding Mill Valley & The Long Mynd
- Leisure Centre with swimming pool
- Stokesay Castle
- Shropshire Hills Discovery Centre
- Ludlow Castle

### Nearby Schools

- St Lawrence Primary School
- Church Stretton School





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

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8644127/KRA

## Floorplans

Main House internal area 2,227 sq ft (207 sq m)

Garage internal area 194 sq ft (18 sq m)

Total internal area 2,421 sq ft (225 sq m)

For identification purposes only.

## Directions

Post Code: SY6 6DS

what3words: ///deploying.greyhound.breached - takes you to the driveway.

## General

**Local Authority:** Shropshire Council

**Services:** Mains electricity, mains water, mains drainage and gas central heating.

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

**Council Tax:** Band F

**EPC Rating:** D

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

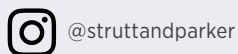
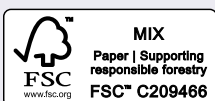
**Wayleaves and easements:** The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

## Shrewsbury

14 Shoplatch, Theatre Royal, Shrewsbury, SY1 1HR

**01743 284200**

shrewsbury@struttandparker.com  
struttandparker.com



Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited