



Holt Preen Manor, Plaish, Church Stretton, Shropshire

Holt Preen Manor, Plaish, Church Stretton, Shropshire, SY6 7HX

A striking Grade II* listed farmhouse, sitting within about 9 acres of rolling South Shropshire countryside

Church Stretton 8 miles, Shrewsbury 12 miles, Ludlow 17 miles, Birmingham 43 miles

Hall | Drawing room | Sitting/dining room
Kitchen/breakfast room | Study | Utility
Cloakroom | Three bedrooms | Bathroom
Second floor attic rooms | Brick built, 2 storey outbuilding with planning permission for ancillary accommodation | Gardens | EPC F
Pasture | Woodland | Small Lake/pool | Various agricultural outbuildings and stores | About 9 acres in all | More land available by separate negotiation

The property

Believed to date back to the 1600s, with some later additions, Holt Preen Manor is a striking house nestled amongst the beautiful Shropshire Hills.

The house exhibits stunning original features, such as exposed wall and ceiling beams, floorboards and fireplaces. With all rooms offering good proportions, the accommodation flows well from the front entrance hall and into the sitting/dining room, which has an impressive inglenook fireplace fitted with a log burning stove. Adjacent is the drawing room, again being fitted with a stove and having a dual aspect. The kitchen has a four oven Aga and ample space for informal dining. A useful study, utility and cloakroom complete the ground floor accommodation.

Stairs rise either from the drawing room or the sitting/dining room to the first floor, where there are three good sized double bedrooms, together with a bathroom.

Stairs rise again to the second floor, where there is a large landing area leading onto two attic rooms, offering potential for conversion into further accommodation if required.

Whilst not a necessity, the house would benefit from some modernisation to make the most out of the impressive and historic building.

Outside

The property is accessed along a private drive and onto the parking area and the brick built outbuilding and potential annexe, which has external steps leading to a room above. The immediate gardens lie, in the main, to the front of the house, with a well stocked flower border and expanse of lawn bordered by a wall and hedging, surrounded by its own pasture land. To the front aspect of the house and towards the southern boundary, there is a brook which runs through the woodland into the pool, with water wheel and pump. An historic oak tree thought to be over 900 years old, stands surrounded by sandstone walls and is the sit of an ancient spring

Location

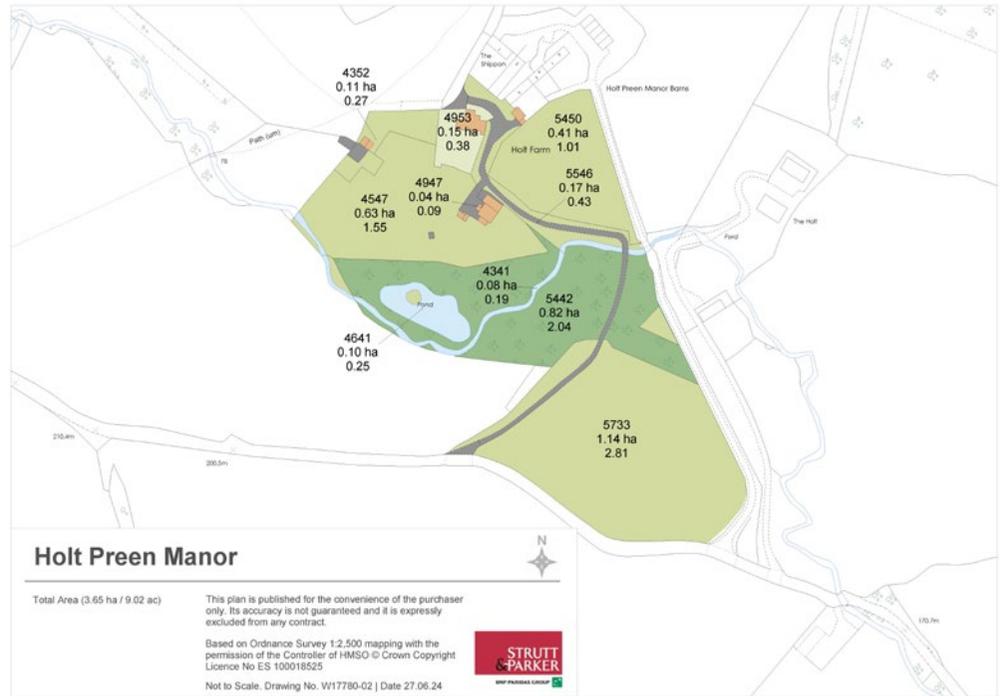
Holt Preen Manor is nestled amongst beautiful rolling Shropshire countryside. Plaish is a small hamlet within the Parish of Cardington and close to the pretty market town of Church Stretton with its eclectic range of independent shops, cafes, pubs and restaurants. Its railway station is on the main Cardiff to Manchester line.

The bustling county town of Shrewsbury is easily accessible, offering a wonderful cafe culture and infectious vibrancy, and all the amenities one would expect. The A5 links to the M54 and national motorway network for commuting to Midland business centre and the M5, M42 and M40. Historic Ludlow is within easy striking distance along with Much Wenlock and Bridgnorth.

The area is well served by excellent schools in both the state and private sectors including a well-considered primary school in Church Preen, comprehensive schools in Much Wenlock and Church Stretton and a range of private schools in Shrewsbury including Shrewsbury School,













Directions

From Church Stretton take the B4371 signposted to Much Wenlock. Proceed for approximately 6 miles before turning left at Longville signed to Plaish. At the crossroads turn right then left at the following crossroads, signed to Plaish. Proceed for 0.6 miles and the entrance to the property is on your right via a timber 5 bar gate.

what3words ///ranks.resorting.spectacle

General

Local Authority: Shropshire Council

Services: Mains electricity. Oil fired central heating.

Private water and drainage. The private drainage may not comply with current regulations.

Council Tax: Band E **Tenure:** Freehold

Guide Price: £825,000

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, rights of way and easements:

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

Ludlow

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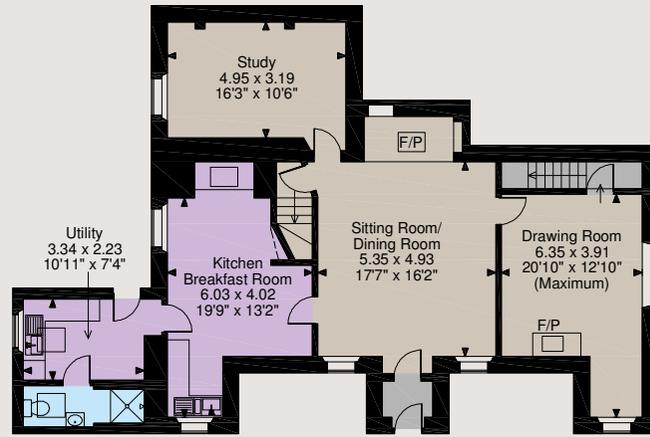
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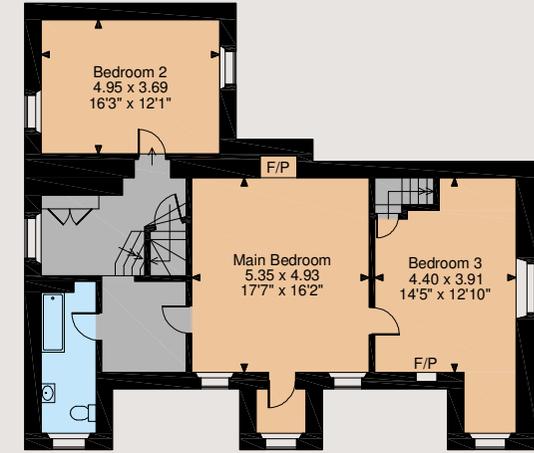
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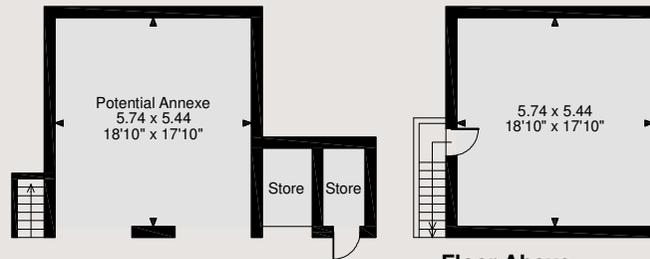
Holt Preen, Plaish, Church Stretton
Main House internal area 3,005 sq ft (279 sq m)
Carport Building internal area 745 sq ft (69 sq m)



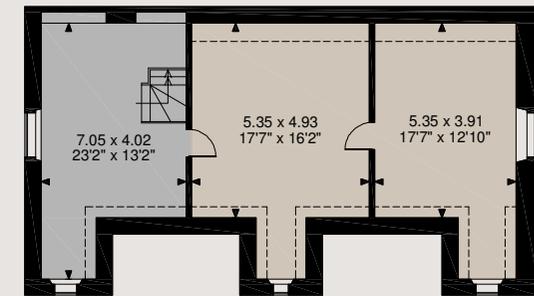
Ground Floor



First Floor



Floor Above
Potential Annexe



Second Floor

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

□ □ □ □ Denotes restricted head height

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