



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**The Gate House, Picklescott, Church Stretton SY6 6NR**

**£650,000 Region**

To view this property please call us on **01743 236 800** Ref: C7259/GM/MU

# A particularly attractive and extremely well presented, Grade II Listed detached property with annex/holiday let.

This particularly attractive and extremely well presented, Grade II listed, detached house provides well planned and well proportioned accommodation throughout which is presented to an exacting standard. The accommodation includes : dining room, kitchen/breakfast room, utility room, cloakroom/wc, living room, sitting room, master bedroom with en suite shower room, 2 further double bedrooms and principal bathroom to the main house. The property has the benefit of an adjoining annex/holiday let which provides a kitchen, living room, shower room and double bedroom. The annex is currently used as a second income, although could be utilised for a dependent relative or family member. The property boasts a wealth of period features throughout including exposed beams, Inglenook style fireplaces and exposed stone. Outside the gardens are beautifully presented, whilst there is an excellent garage block which includes a versatile studio/office and ample private parking.

This property is situated in the sought after village of Picklescott which remains largely unspoilt and provides a village hall and well known Bottle and Glass public house/restaurant. The surrounding area provides an expanse of farmland and miles of local walks. A further range of local amenities can be found in the nearby town of Church Stretton, which benefits from having Primary and Secondary Schools, a Co-Op Supermarket, Bus and Rail networks, Doctors, Dentist and Veterinary practices, where the nearby village of Dorrington has a range of basic amenities including a Village Shop/Post Office, Primary School, Village Church and Medical Centre.



## INSIDE THE PROPERTY

### DINING ROOM

16'9" x 14'9" (5.11m x 4.50m)

Beamed ceiling

Inglenook style fireplace with oak beam, quarry tiled hearth and log burner

Understairs store cupboard.

### KITCHEN/BREAKFAST ROOM

14'9" x 9'6" (4.50m x 2.90m)

Fitted with a range of matching wall and base units comprising of both cupboards and drawers with granite effect worktops over with matching up stands

Oak flooring and beamed ceiling

Free standing electric Range Master cooker, integrated microwave oven, integrated freezer, free standing dishwasher, integrated fridge

### UTILITY ROOM

Quarry tiled floor

Space and plumbing for white goods.

Rear entrance door.

### CLOAKROOM/WC

Quarry tiled floor

Vanity unit with wash hand basin and tiled splash

Low flush WC.

### LIVING ROOM

14'9" x 14'9" (4.50m x 4.50m)

Beamed ceiling

Attractive stone fireplace

Window to the front

### SITTING ROOM

16'5" x 15'9" (5.00m x 4.80m)

Attractive fireplace with log burner

French doors leading out to the rear garden.

A STAIRCASE rises from the dining room to the FIRST FLOOR LANDING with built in store cupboard. Exposed beams. Fitted shelving and a feature Period brick fireplace with cast-iron grate.

### BEDROOM 1

16'1" x 11'1" (4.90m x 3.38m)

Range of fitted wardrobes

Twin aspect windows.

### EN SUITE

Modern white suite comprising tiled shower cubicle

Wash hand basin set to a vanity unit with cupboard under

Low flush WC

Tiled floor.

### BEDROOM 2

14'5" x 10'10" (4.39m x 3.30m)

Exposed beams

### BEDROOM 3

14'5" x 9'6" (4.39m x 2.90m)

Fitted wardrobe

Airing cupboard housing the hot water cylinder.

## BATHROOM

A beautiful white suite comprising of a free standing bath

Wash hand basin

Low flush WC

Large walk-in shower cubicle

Exposed beams.

Fitted store cupboards and shelving

Wood effect tiled floor.

## SELF CONTAINED ANNEX/HOLIDAY COTTAGE

### KITCHEN

16'1" x 6'11" (4.90m x 2.11m)

Fitted units with oak effect worktops over with built in sink unit Electric ceramic hob with oven beneath and extractor hood over, free standing washing machine, free standing refrigeration

Quarry tiled floor

Window to the front.

### LOBBY

With quarry tiled floor and door leading to :

### SHOWER ROOM

Fitted with a white suite comprising tiled shower cubicle

Pedestal wash hand basin

Low flush WC

### LIVING ROOM

16'5" x 12'6" (5.00m x 3.81m)

Beamed ceiling and understairs store cupboard

Windows to the front and side.

A STAIRCASE rises to :

### FIRST FLOOR BEDROOM

13'1" x 12'6" (3.99m x 3.81m)

Part beamed ceiling

Built in wardrobe and eaves storage.

Velux window.

## OUTSIDE THE PROPERTY

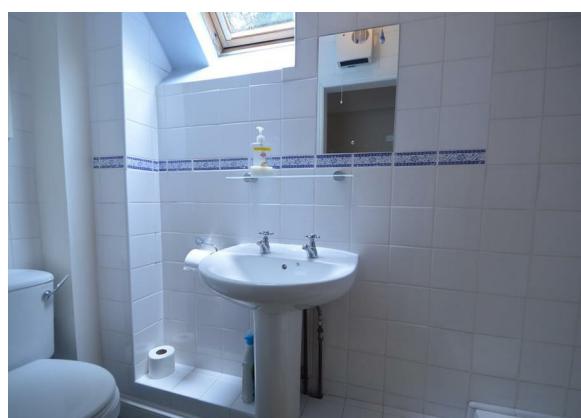
TO THE FRONT the property is approached over a good sized stoned driveway providing parking for a number of cars with gated access to the rear.

GARAGE comprising of a timber twin entrance doors, power and lighting and a STUDY/OFFICE AREA which is fitted with power points, electric wall mounted radiator, telephone and broadband connections and ceiling spotlights.

The GARDENS are an attractive feature of this property and boast neatly kept lawned areas, raised deck terraced area, gravelled seating area and herbaceous shrub borders. The whole is enclosed on all sides by closely boarded wooden fencing.







## FLOOR PLANS ...



Total area: approx. 217.3 sq. metres (2339.2 sq. feet)

## HOW TO FIND THIS PROPERTY

When approaching from Church Stretton proceed north on the A49 into Dorrington. In the centre of the village turn left signposted to Picklescott. Proceed into the centre of the village and down the bank, where the property will be found on the right hand side.



### SERVICES

We understand that mains water, electricity and drainage are connected.

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.  
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

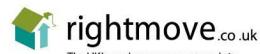
### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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