



MILLER EVANS

SHREWSBURY'S ESTATE AGENT

**Rowley Cottage, Shrewsbury Road, All Stretton,
Church Stretton, SY6 6HE**

**Offers In The Region
Of £795,000**

To view this property please call us on **01743 236 800** Ref: C7523/WM/KQ

An exceptionally well maintained and presented, detached residence, enjoying superb views across the Shropshire Hills.

Rowley Cottage is a large five bedrooned detached property, originally two 1800's cobblers cottages and now fully renovated as a large contemporary home enjoying spectacular views towards the Shropshire Hills and briefly comprising; entrance porch, superb open-plan sitting room/dining room and kitchen, living room, utility and cloakroom, 5th bedroom with en suite shower room to the ground floor. On the first floor are four large bedrooms all with en suite bath/shower rooms. The garden again, enjoy superb views across the Shropshire hills and have the benefit of a Hot Tub with jets and LED lighting. Parking for 5 cars.

Perfectly located in the heart of the Shropshire Hills AONB with spectacular views over open countryside to Caer Caradoc and hilltop fort, but conveniently only 10m walk along the pavement into the peaceful market town of Church Stretton with pubs, restaurants, coffee houses, supermarket and boutique shops, and under half a mile to Carding Mill Valley and the The Long Mynd.



INSIDE THE PROPERTY

ENTRANCE PORCH

SUPERB SITTING ROOM AND DINING AREA

32'1" x 11'5" (9.8m x 3.5m)

Windows and door enjoying fantastic views across the Shropshire Hills.

Clearview log burner

KITCHEN

Beautifully appointed with oak cabinets and worktops

Double oven, large microwave, five burner gas hob and extractor

Built in dishwasher

Underfloor heating

Window with superb views towards the Shropshire hills.

UTILITY ROOM

CLOAKROOM

Wash hand basin, wc

LOUNGE

19'0" x 15'1" (5.8m x 4.6m)

Clearview log burner

Patio doors to gardens and enjoying superb views over the Shropshire hills.

BEDROOM 5

10'9" x 9'10" (3.3m x 3m)

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

16'4" x 15'1" (5m x 4.6m)

Air-conditioning

EN SUITE DRESSING ROOM

EN SUITE BATHROOM

Bath with shower over

Wash hand basin, wc

Heated towel rail

Underfloor heating

BEDROOM 2

19'4" x 11'9" (5.9m x 3.6m)

Air-conditioning

EN SUITE BATHROOM

Bath with shower over

Wash hand basin, wc

Heated towel rail

Underfloor heating

BEDROOM 3

11'5" x 13'1" (3.5m x 4m)

Shower cubicle

Wash hand basin, wc

Heated towel rail

Underfloor heating

Air-conditioning

BEDROOM 4

11'5" x 10'9" (3.5m x 3.3m)

Air-conditioning

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Heated towel rail

Underfloor heating

OUTSIDE THE PROPERTY

The property is divided from the road by tarmacadam parking area with access to a car port providing and additional three covered spaces. Steps then lead up to the pathway giving access to a well maintained garden laid to lawn with decked terrace, mature beds and borders. Covered Hot Tub with jets and LED lighting enjoying spectacular views over the Shropshire Hills.

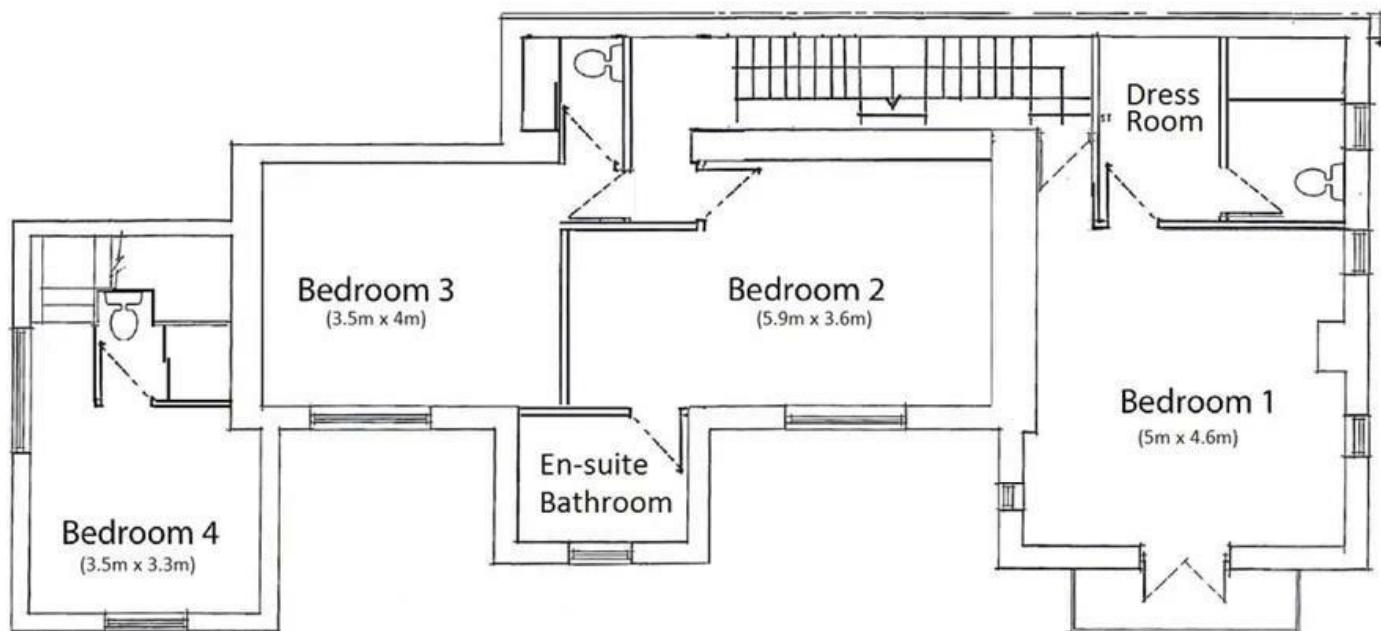




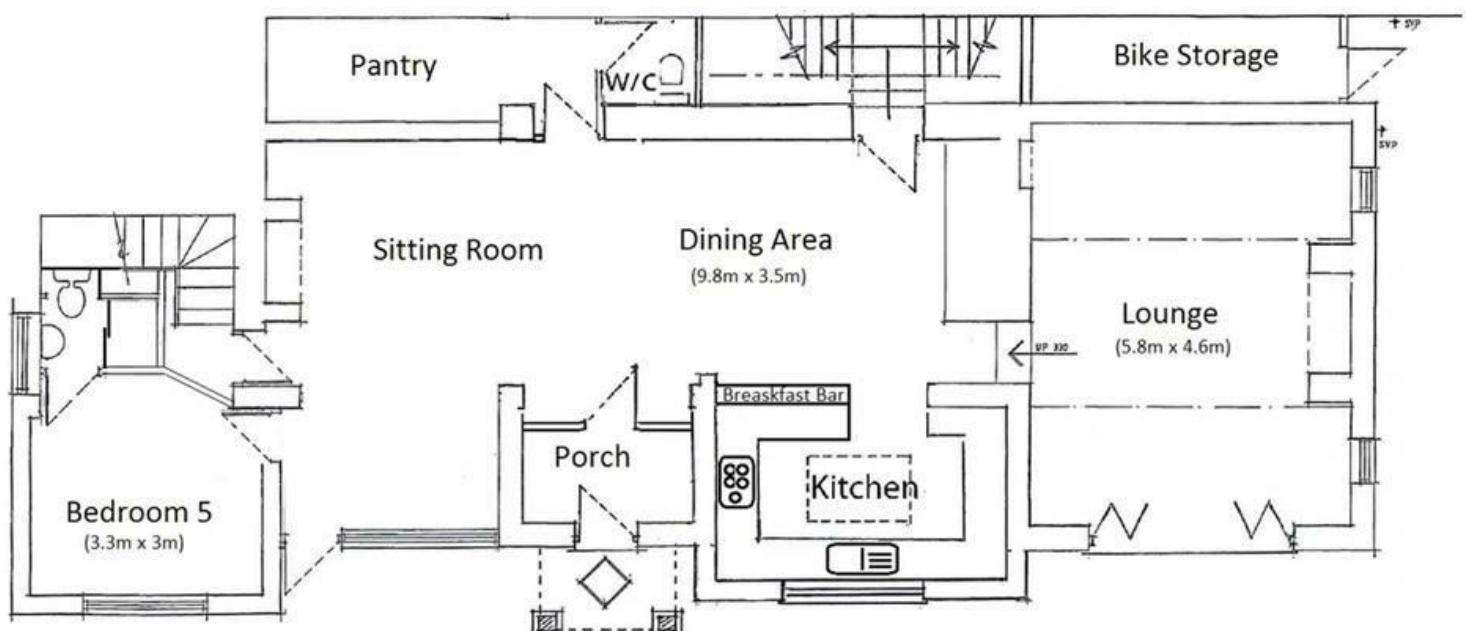




FLOOR PLANS ...



First Floor

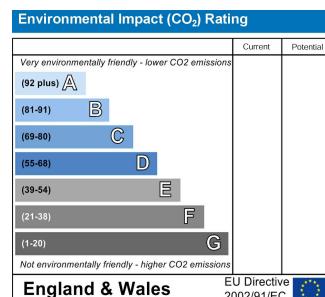
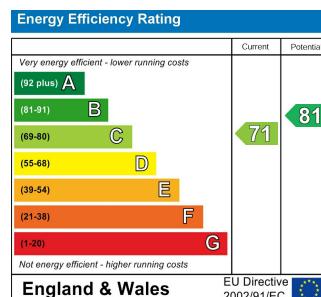


Ground Floor

HOW TO FIND THIS PROPERTY

When approaching from Church Stretton town centre, take the Shrewsbury Road towards All Stretton and on entering All Stretton, the property will be found on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas 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

Council Tax Band: F

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.

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Shrewsbury SY1 1QJ
Tel: 01743 236800

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



www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones