



Cherry Tree Cottage, Carding Mill Valley, Church Stretton,
SY6 6JF

Shrewsbury & Country House Sales

**MILLER
EVANS**



Cherry Tree Cottage, Carding Mill Valley, Church Stretton, SY6 6JF

£695,000

Freehold

- Uniquely positioned, four bedroom detached family home, situated on the edge of Carding Mill Valley
- Accommodation arranged over three floors
- Ground floor: lounge/dining room, kitchen/breakfast room and conservatory
- First floor: Three bedrooms, shower room and balcony
- Second floor: Main bedroom with walk-in wardrobe and en-suite shower room
- Gated entrance, garage and expansive driveway to the front
- Neatly kept, private rear garden with patio areas
- Sought after location with stunning views, and close to the amenities of Church Stretton



A spacious four bedroomed detached family home, uniquely positioned close to the entrance to Carding Mill Valley. The accommodation, which is arranged over three floors, briefly comprises: entrance porch and wc, entrance hall, lounge/dining room, kitchen/breakfast room, conservatory to the ground floor; three bedrooms, shower room and balcony to the first floor, and main bedroom with walk-in wardrobe and en-suite shower, to the second floor. Garage, driveway and gardens to the front and rear. The property benefits from gas-fired central heating.

Cherry Tree Cottage is located on the western-edge of Church Stretton where the valley opens out from the town into the hills of the Long Mynd, and where the sought after recreational pursuits of Carding Mill Valley begin. The property is set in a particularly desirable location, being effectively at the gateway to one of Shropshire's best known walking and recreation areas. It is also within easy reach of Church Stretton town centre, the railway station, cafes, shops and local amenities.







ENTRANCE PORCH & WC
4'6" x 7'8"

ENTRANCE HALL
9'0" x 10'10"

STORE
5'8" x 6'7"

LOUNGE/DINING ROOM
29'6" x 13'4"

Window to the front; feature Inglenook fireplace
French doors to:

CONSERVATORY
11'3" x 13'4"

With panoramic views of the garden

KITCHEN/BREAKFAST ROOM
12'0" x 18'8"

With a range of matching wall and base units, integrated appliances and breakfast bar



From the entrance hall, STAIRCASE rises to a spacious FIRST FLOOR LANDING and BALCONY

BEDROOM 2
9'9" x 11'1"

BEDROOM 3
9'3" x 13'9"

BEDROOM 4
9'3" x 10'6"

BALCONY
4'6" x 13'1"

SHOWER ROOM
8'6" x 9'9"

Large walk in shower cubicle, wash hand basin and wc

From the first floor landing, STAIRCASE rises to SECOND FLOOR LANDING

BEDROOM 1
19'7" x 9'11"



WALK-IN WARDROBE

EN-SUITE SHOWER ROOM

9'4" x 3'8"

Shower cubicle, wash hand basin and wc

GARDENS & GROUNDS

GARAGE

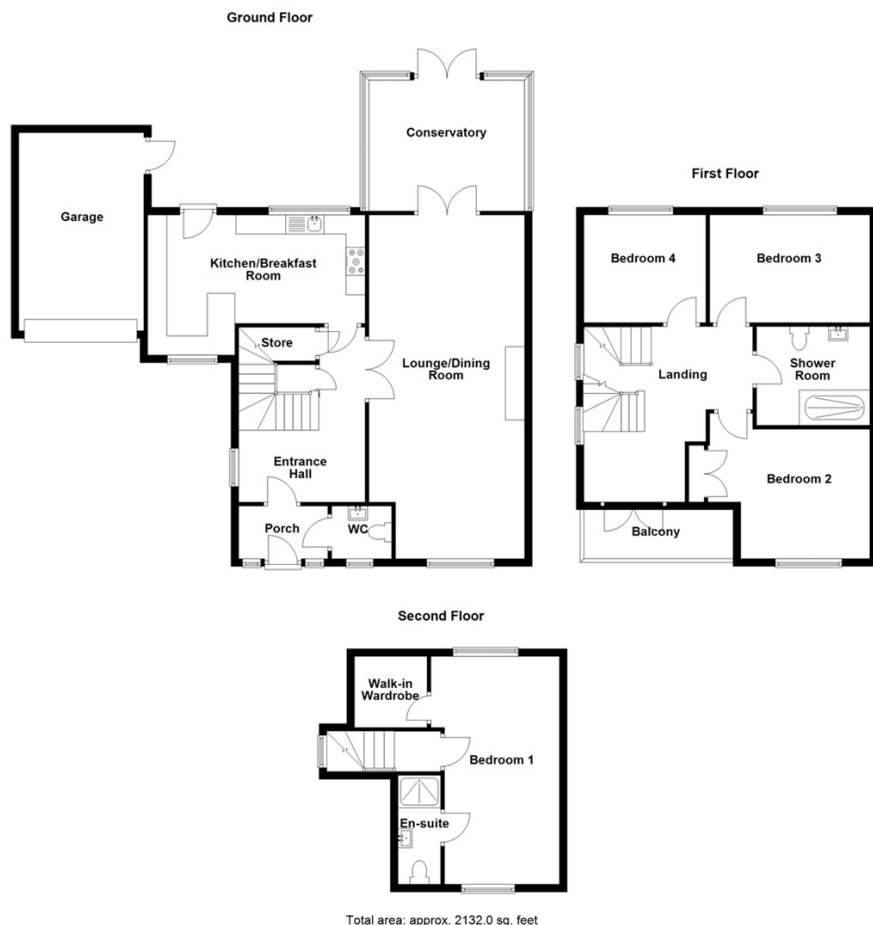
17'0" x 10'9"

The property is approached through private gated access and leads towards a expansive brick paved driveway, providing for ample parking. The front is beautifully landscaped with floral and shrubbery borders, some areas laid to gravel and enclosed by mature hedging and trees, providing privacy. To the left hand side, there is access to the single GARAGE and the rear of the property.

The rear garden is a manageable size with a patio area perfect for outside entertaining, and an additional seating area enclosed by mature hedging.

HOW TO GET THERE

When approaching from Church Stretton, continue towards All Stretton, along Shrewsbury Road. Turn left to Cardingmill Valley. Continue along Cardingmill Valley, crossing over the cattle grid, where the property will immediately be found on the left hand side.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A				Very environmentally friendly - lower CO ₂ emissions	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	
		76 80		EU Directive 2002/91/EC	

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. Images may have been enhanced. This property may be subject to additional management charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : F

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

**MILLER
EVANS**

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



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

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals

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

Associates: William Miller • Sharon L. Langley (MARLA) Consultant: David C. Evans