



61 HIGH STREET, CHURCH STRETTON

OFFERS IN THE REGION OF £399,000

Wrights
Estate Agents
Established 1972

61 HIGH STREET, CHURCH STRETTON, SY6 6BY

61 HIGH STREET—Grade II Listed

This period property, which dates back to the mid 1700s offers spacious accommodation with a great deal of character and period features which include exposed timbers, stone fireplace, sculptured exterior eaves and stone lintels.

It is constructed of brick under a tiled roof with gas fired central heating and over recent years it has been modernised and updated.

It includes reception hall, cloakroom/wc, living room, dining room with kitchen area off, first floor landing with main bedroom with balcony, second bedroom, shower room and second floor bedroom. There is a useful cellar.

The level well established gardens lie to the rear of the property with stunning views of the surrounding hills.

It enjoys a private and well stocked rear garden.



61 High Street occupies a very convenient location being situated at the southern end of the High Street. The shops, restaurants, cafes and churches are all close by, whilst the recreational fields, Rectory garden, bus route and railway station are also a short distance away.



THE TOWN OF CHURCH STRETTON

Church Stretton lies amidst the south Shropshire Hills midway between the county town of Shrewsbury (13 miles) and Ludlow (14 miles). It can claim to be one of the most beautifully situated towns in England and attracts walkers and country lovers from all over the UK.

This thriving community benefits from all types of societies, cafes, public houses and restaurants.

Being a popular market and tourist town it offers excellent shopping facilities, including a supermarket, specialist shops, ladies and men's fashion shops, and a building society agency based in 'Wrights' Estate Agents.

Including; the picturesque neighbouring villages of All Stretton and Little Stretton it has a population of around 5,000.

There are churches, excellent schools, recreational facilities including 18-hole golf course, tennis, bowls and croquet.

The 'Mayfair' community centre and GP practice provide a range of health care.

There are good rail and bus services. Telford lies within easy commuting distance where the M54 gives access to the West Midlands and Birmingham.

ACCOMMODATION

RECEPTION HALL with Oak wood floors, radiator, rear door leading to garden and stairs to cellar.

SITTING ROOM (4.90m x 4.30m approx)(16'0" x 14'1" approx) with carpet, original wooden floor, exposed beams, exceptional inglenook fireplace, window with secondary glazing, large storage cupboard with light.

DINING ROOM (5.00m x 3.60m approx)(16'4" x 11'8" approx) with original wooden floor, bay window with secondary glazing, radiator, fireplace with wooden mantle.

KITCHEN (3.90m x 2.60m approx)(12'7" x 8'5" approx) with laminate floor, island, numerous modern kitchen units and drawers, window overlooking the beautiful country style cottage garden, tiled splash backs, double sink. Integrated fridge, washing machine and dishwasher, oven with hood over.

Wooden door leading to entrance hall:

CLOAKROOM/WC with vinyl floor, window, radiator, handbasin and low level flush W/C



ACCOMMODATION continued...

First FLOOR LANDING with wooden stairs and carpeted landing and window with secondary glazing

BEDROOM 1 (5.00m x 3.60m approx)(16'4" x 11'8" approx) with carpet, radiator, window with secondary glazing, original open fireplace, built in wardrobes and patio doors opening on to a balcony offering views of the surrounding hills and garden.

BEDROOM 2 (5.00m x 4.10m approx)(16'4" x 13'04" approx) with carpet, two radiators, window with secondary glazing, exposed beams and built in wardrobes.

SHOWER ROOM with vinyl floor, radiator, two windows, large corner shower fully tiled with Triton electric shower, heated towel rail, handbasin, low level W/C and electric shaver point.



ACCOMMODATION continued...

Second FLOOR LANDING with carpeted stairs and landing, new Velux skylight, exposed beams and two storage cupboards.

BEDROOM 3 (5.30m x 3.60m approx)(17'3" x 11'8" approx) with carpet, two radiators, exposed beams, original open fireplace and window with stunning views of the surrounding hills,

CELLAR (9.80m x 5.00m approx)(32'1" x 16'4" approx) with wooden stairs, exposed beams, stone walls, lighting and power points and is currently used as games room.

OUTSIDE beautiful country style garden, lawned area with timber and stone wall boundary, mature flowerbeds, wooden garden shed and stunning views of the Ragleth hill.

TENURE We understand the Property is FREEHOLD

SERVICES We understand mains gas, electricity, water and drainage are connected.



COUNCIL TAX Band 'E'

WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 08457500500

LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 03456 789000

VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.
Email: sales@wrightschurchstretton.co.uk

FINANCE SUPPORT We are local agents for the Yorkshire Building Society and can arrange appointments for purchasers requiring mortgages.

IMPORTANT NOTICE: Floor plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Wrights Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. If there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view.

A brief summary of the history of 61 High Street, Church Stretton.

The history of the present house dates back to the 1760s when Samuel Mathews, surgeon, bought a 'customary cottage or mansion house' from William Baldwin, who had owned it since his marriage to Margaret Edgerton in 1748. This house would appear to have been divided into two and covered the area now including 59 to 65 High Street.

Samuel Mathews lived in the house himself for several years but by 1769 he appears to be living elsewhere in Church Stretton and to have demolished the part of his High Street house that is now 59 and 61 and rebuilt on the existing cellar - leaving the stone walls to a varying height in the ground floor - and turned his building into the Fox Inn with his brother-in-law as licensee.

The Fox Inn is not mentioned in the 1928 Directory of Salop, nor in any later records, so it seems provable that when John Evason died in 1801 the licence passed to his widow, Margaret, and she let it lapse.

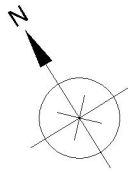
The Rev. Robert Norgrave Pemberton was Rector of St. Laurence's Church from 1818 until his death in 1848. His cousin, Charles Orlando Childe, inherited this house along with other property and appears to have then added Pemberton to his own name. The Rev. Pemberton built, and lived in, the present Millichope Park.

The Hyslop family came from Scotland—one of them was Post Master and another owned the Stretton House Asylum. Mrs McCartneys had been a Hyslop and inherited the house in her own right.

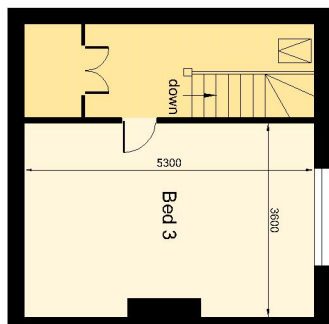
There was no major change to the building until 1945 when the part that is now no 59 was purchased by Corny. Wm Van der Veen who's used it as a pottery. However, this is not to suggest it was lived in as one house—at certain periods it seems to have had a least three different tenants living in it at the same time, right up to the last war, when two families lived in 61 and 59 was used by the Home Guard.

Mr Marsh's purchase of the house in 1952 was a turning point, as he and his wife were the first owners to live in it for many years, and the first to see the house's potential and be willing to spend both money and time on restoring it. In 1952 there was no electricity and only the ground floor had gas mantles—the rest was lit by candles. Mr Marsh ran a clock makers business at the property.

Other details include that a more recent owner named it 'Shepwardine' after Mary Webb's pseudonym for Church Stretton in her novels. Other owners since the early 1980s have included Stuart and Manuela Wright, Mr & Mrs George Roby, Mr & Mrs Cleaton and Mr & Mrs Ridge.



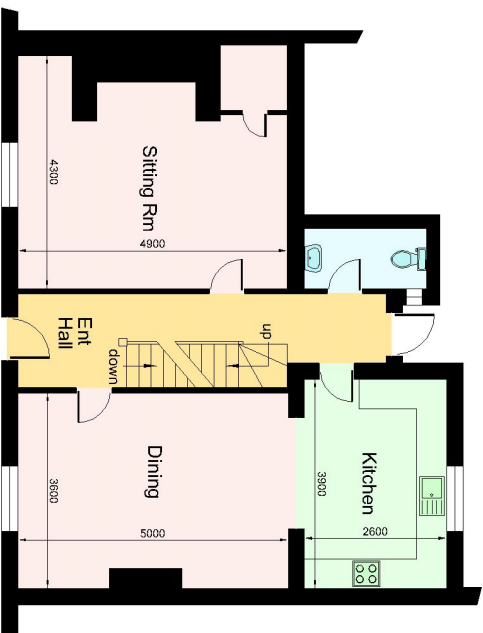
Second Floor



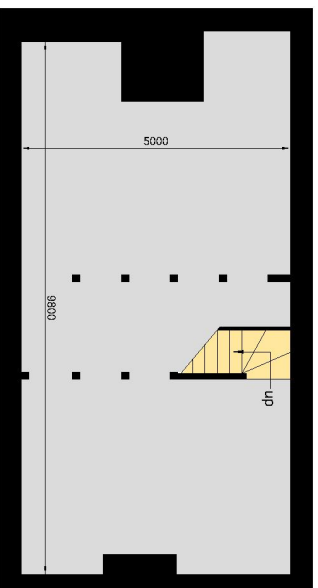
First Floor



Ground Floor



Cellar



Total Floor Area of House 195 Sq m (2096 ft)

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