

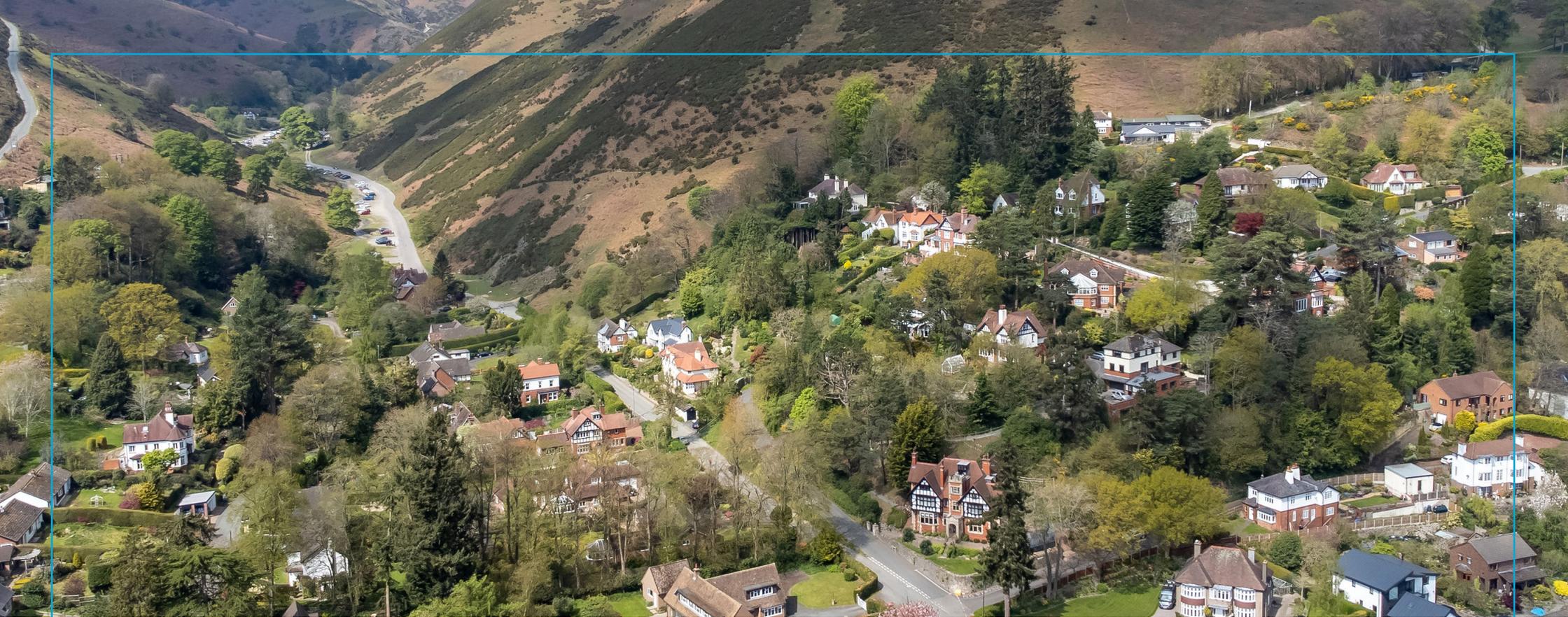


# Arden House

Church Stretton | Shropshire | SY6 6JH







## Luxury Holiday Apartments & Owner's Home

Welcome to Arden House, a stunning property in the heart of Carding Mill Valley, Church Stretton. Perfectly designed for both business and lifestyle, this home features beautifully appointed holiday apartments, spacious owner's accommodation, and offers investment or residential potential.

Set on picturesque Trevor Hill and arranged as four high-quality apartments, this is a rare chance to own a piece of characterful luxury in a sought-after location. Whether you're looking for a smart investment or a change of pace, Arden House is ready to welcome you.

# Arden House

Set within half an acre of hillside gardens this outstanding property was originally built in 1903 in the Arts & Crafts style by Benjamin Blower, former Mayor of Shrewsbury. Purchased by the current owners in 2011, the property underwent a sympathetic restoration in 2015, transforming it into four high-quality apartments.

The thoughtful layout offers exceptional versatility, allowing the property to be used in various ways, from a single family residence to a series of self-contained apartments. Each apartment has its own entrance, though they can also be interconnected, offering the flexibility of a spacious family home or a mix of residential and income-generating units.

Currently operating as holiday apartments, Arden House provides a strong opportunity for income generation through short-term rentals or long-term assured shorthold tenancies. The property also offers potential for extended family living, with the apartments serving as private spaces for elderly relatives or as separate areas for guests.

Additionally, it has recently found success as a temporary accommodation option for insurance companies, housing families displaced due to fire or flood. Arden House's flexible design and multi-functional nature make it a standout property with significant potential for both personal use and ongoing income.

## Garden & Grounds

Externally, the property is set within well-maintained hillside gardens, featuring elevated seating areas, mature trees, and pathways that connect the property at various levels. Two parking areas are provided, with one located at Trevor Hill, which benefits from existing planning consent for a garage structure/car port to accommodate four cars and ancillary accommodation. The full potential of this property can only be truly appreciated by viewing in person.

Site Area approximately 0.5 acres(0.2 hectares).



# Accommodation Summary



## Arden House

Entrance Hall | Drawing Room | Dining Room  
Kitchen Breakfast /Family Room | Cloaks/WC  
Store Utility | Bedroom Suite | Office | Private  
Garden



## Mackintosh

Sitting/Dining Room | Kitchen | Bedroom  
with En Suite Shower



## Darwin

Sitting/Dining Room | Kitchen | Bedroom  
with En Suite Shower



## The Turret

Open Plan Kitchen/Dining/Sitting Room  
| Principle Bedroom with En-Suite Shower  
Room | Balcony | Two further Double  
Bedrooms | Bathroom | Roof Terrace

# Location

Arden House is ideally positioned on Trevor Hill, overlooking the picturesque Carding Mill Valley in the sought-after town of Church Stretton - boasting a population of 4,800 (approx.). Known as “Little Switzerland,” the area offers stunning landscapes and a tranquil setting.

## Key Benefits:

Stunning Natural Surroundings: Situated in an Area of Outstanding Natural Beauty, next to the National Trust’s Carding Mill Valley—a major tourist destination attracting around 250,000 visitors annually, providing excellent revenue potential.

- Excellent Local Amenities: Church Stretton offers a railway station on the Marches Line, local shops, restaurants, cafes, and both primary and secondary schools.
- Outdoor Recreation: Surrounded by 5,000 acres of hills and countryside, ideal for walking, hiking, and outdoor activities.
- Convenient Transport Links: Easy access to the A49 Trunk Road and M54, with nearby towns like Shrewsbury (15 miles), Ludlow (17 miles), Telford (21 miles), Wolverhampton (43 miles), and Birmingham (56 miles) within easy reach.

 [what3words - shifts.peakers.cushy](https://www.what3words.com/shifts-speakers-cushy)

# Arden House Residence

## GROUND & FIRST FLOOR

Currently used as the owners' accommodation, the apartment comprises of;

Private Garden | Entrance Hall | Drawing Room | Dining Room | Kitchen Breakfast/Family Room  
Cloaks/WC | Store Utility | Bedroom Suite | Office





# Mackintosh Residence

**FIRST FLOOR** - Sleeps Two

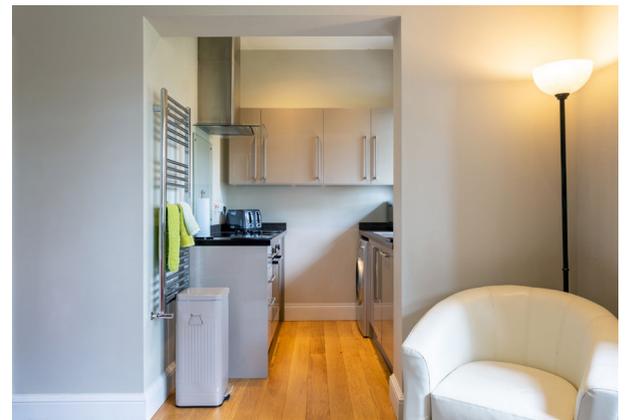
The apartment comprises of;  
Sitting/Dining Room | Kitchen | Bedroom With En Suite Shower



# Darwin Residence

FIRST FLOOR - Sleeps Two

The apartment comprises of;  
Sitting/Dining Room | Kitchen | Bedroom With En Suite Shower



# Turret Residence

SECOND FLOOR - Sleeps Six

The apartment comprises of;

Open plan Kitchen/Dining/Sitting Room | Principal Bedroom with En Suite Shower Room | Hall  
Two Further Double Bedrooms | Bathroom | Roof Terrace



# Business Summary

In 2015 Arden House was sympathetically restored and extended and redesigned to create four distinct high-quality apartments. This has allowed the owners to use the property for a variety of business and income generating models. The property is arranged to provide four outstanding apartments that can be used for holiday letting purposes and offer a variety of potential layouts providing either owners apartment and three holiday letting apartments or alternatively four holiday letting apartments.

## **Sykes Holiday Cottages - Income Generation Valuation**

### **Arden House**

Sykes Estimated Income Potential for Arden House apartment: £21,666 - £29,467 per annum

#### **FIRST FLOOR**

##### **Mackintosh Apartment**

Sykes Estimated Income Potential for Mackintosh Apartment: £20,622 – £28,046 per annum

##### **Darwin Apartment**

Sykes Estimated Income Potential for Darwin Apartment: £19,624 – £26,690 per annum

#### **SECOND FLOOR**

##### **The Turret Apartment**

Sykes Estimated Income Potential for The Turret Apartment: £31,562 – £42,925 per annum

## **Established Network**

The current owners have established a network of self-employed private cleaners, gardeners, window cleaners, plumbers, electricians, decorators and maintenance support.

In 2023 a full electrical assessment was carried out on the property. The vendors will provide this information as part of any sale of the property.

## **Local Customer Base**

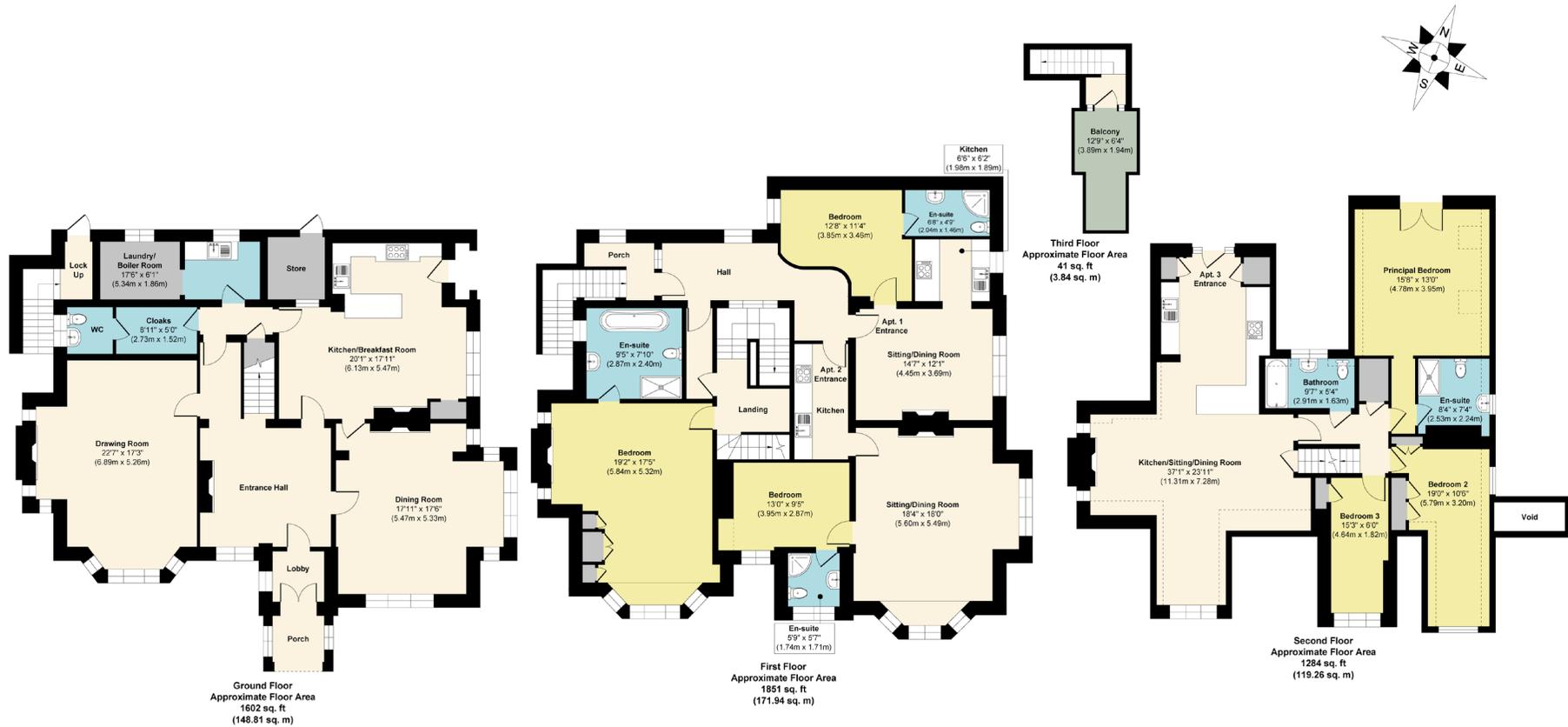
Over 14 years, the current owners have built a strong reputation, growing a loyal customer base, with many guests returning multiple times a year. Returning guests and referrals account for over 40% of bookings.

For those interested in continuing the holiday accommodation business, the owners are happy to transfer the website ([www.ardenhouse-churchstretton.co.uk](http://www.ardenhouse-churchstretton.co.uk)), provide a formal handover, and introduce regular guests—offering an immediate income stream.

Financial records for previous trading years are available upon request after signing an NDA. Alternatively, the property presents various income-generating opportunities, including letting apartments on Assured Shorthold Tenancies or offering temporary accommodation for insurance companies, housing families displaced by fire or flood.

*Further details are available from the selling agents upon request*

# Arden House, Trevor Hill, Church Stretton. SY6 6JH



**Approx. Gross Internal Floor Area 4778 sq. ft / 443.85 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

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

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# Key Details

## Tenure

The property is offered for sale freehold with vacant possession.

## Price

Offers in the region of **£980,000 (Nine Hundred & Eighty Thousand pounds) exclusive**

## VAT

The property is understood not to be elected for VAT and therefore VAT will not be payable on the sale price.

## EPC

Arden House: **C (69)**

The Turret: **E (50)**

Mackintosh: **C (78)**

Darwin: **C (72)**

## Local Authority

Shropshire Council  
Shirehall, Abbey Foregate  
Shrewsbury SY2 6ND

 0345 678 9000

 [SHROPSHIRE COUNCIL WEBSITE](#)

## Legal Costs

Each party are to be responsible for their own legal costs in connection with the property.

## Fixtures & Fittings

All fixtures and fittings are included in the sale of the property with the exclusion of personal items/ furniture in the current owners accommodation.

## Services

(not tested at the time of inspection)

Mains water, electricity, drainage and gas are understood to be connected. There is understood to be only one mains supply of each service to the property.

The property benefit from two gas fired boilers and immersion hot water systems.

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# Halls

COMMERCIAL

Viewing is strictly by prior arrangement with the selling agents.  
For more information or to arrange a viewing please contact:

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