



The White House, Affcot Church Stretton, Shropshire, SY6 6RL

The White House is, at present, being run as a restaurant with residential accommodation, catering for 36 covers in the restaurant and having three bedrooms. Situated at Affcot, the property is in a prominent position, for business use, (Class A3 Restaurant use) but could easily be converted back to sizeable family home, having an attractive garden with ample parking. EPC Rating C.

Price Guide: **£190,000**

THE PROPERTY The White House is a former Blacksmith's Cottage, dating back to the 17th Century but has, since the 1960's, traded as a Restaurant/Coffee Shop.



LOCATION The property stands on the edge of an 'Area of Outstanding Natural Beauty' (AONB) within the established tourist area of South Shropshire.

The White House at Affcot is situated on the A49, approximately 5 miles from Church Stretton and around 4 miles from Craven Arms. The County town of Shrewsbury is approximately 17 miles to the north, whilst Telford is about 30 miles distant.

ACCOMMODATION

Reception Hallway

Lounge 3.59m x 3.39m (11'9" x 11'1")

Bar 5.30m x 3.4m (17'5" x 11'2")

Restaurant Area 8.27m x 4.33m (27'2" x 14'2")

Corridor

Gentlemen's Toilet

Ladies' Toilet

Kitchen 4.23m x 3.27m (13'11" x 10'9")

Preparation Area 3.98m x 1.91m (13'1" x 6'3")

Freezer Room 3.94m x 2.41m (12'11" x 7'11")

Storage Room 2.65m x 1.64m (8'8" x 5'5")

FIRST FLOOR

Landing

Sitting Room 3.32m x 4.27m (10'11" x 14'0")

Bedroom 1 3.74m x 4.09m (12'3" x 13'5")

Kitchen 2.58m x 1.73m (8'6" x 5'8")

Bedroom 2 2.56m x 3.49m (8'5" x 11'5")

Office/Bedroom 3 3.78m x 2.13m (12'5" x 7'0")

OUTSIDE A feature of the property is the good sized parking area, with stores and a single garage. There is an attractive garden area for outside seating with views to the rear stretching towards Flounders Folly and the Stretton Hills.



Licence The property currently benefits from a Restaurant Licence.

Planning The property is understood to benefit from Planning Consent for Use Class A3 (Restaurant Use) under the Town and Country Use Classes Order 1987. However, the property would lend itself to a variety of potential uses (subject to Statutory Consents).

Local Authority Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury Shropshire. SY2 6ND Tel 0345 678 9000.

Rateable Value Non Verbal enquiries to the Local Authority have advised that the property is Council Tax Band A, the Rateable Value is £4,800 and the Rates Payable £1,425.00 pa.

Tenure We understand that the property is Freehold.

Services We believe the property has mains electricity, mains water and private drainage. Cooking is through an LPG fired heating system. Central heating is by way of an oil fired system.

Viewing Strictly by appointment with the Joint Agents, Samuel Wood on 01588 672728 or Halls Commercial on 01743 450700.



Agent's Note The property has suffered from some minor flooding in the past.

Energy Performance Certificate HM Government
Non-Domestic Building

White House
Affcot
CHURCH STRETTON
SY6 6RL

Certificate Reference Number:
0940-2993-0362-5910-7080

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

71

This is how energy efficient the building is.

Technical Information

Main heating fuel: Oil
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 179
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 109.11
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
38 If newly built
100 If typical of the existing stock



10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND

Offices At
Shrewsbury - Church Stretton - Ludlow
Oswestry - Church Stretton - Mayfair Office London

www.samuelwood.co.uk



Printed on: 21st February 2017
Ref: 7171 Last Amended: 21st February 2017

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. 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 which 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. Applicants are advised that the majority of our shots are taken with a wide angle lens.