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# 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.

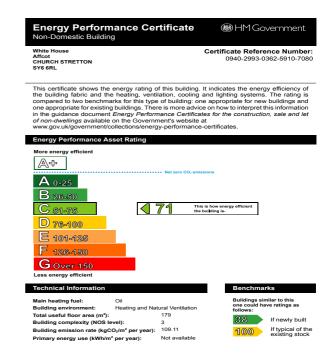
**Tenure** We understand that the property is Freehold.

**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.





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