



CHARMING COUNTRY HOUSE IN WONDERFUL SOUTH SHROPSHIRE

GRETTON LODGE,
CARDINGTON, SY6 7HT

Freehold

savills



ATTRACTIVE HOUSE IN A COUNTRYSIDE SETTING WITH PLENTY OF POTENTIAL AND EQUESTRIAN USE

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Freehold

Kitchen ♦ Drawing Room ♦ Conservatory ♦ 3 Double
Bedrooms ♦ Seperate flat ♦ Beautiful garden ♦ 3 stables ♦
20mx40m floodlit sand ménage ♦ Set in around 2 acres

Situation

Gretton Lodge is an attractive house built in the 1930's just outside the beautiful conservation village of Cardington, with easy access to Church Stretton which has a wide selection of shops, post office, a fabulous delicatessen, independent clothes shops, antique shops and restaurants. There is a train station which has regular services North & Southbound. The Royal Oak, an ancient circa 15th Century free house is located in Cardington and offers a range of good local ales and homemade food, perfect for cyclists, horse riders and hillwalkers who visit this wonderful area in the South Shropshire hills. Caer Caradoc and The Lawley provide a fabulous backdrop to the property with Wenlock Edge also giving another wonderful view. There are a number of lovely walks in the area and it is well known for its wildlife. There are highly regarded state schools in Church Stretton, with private schools available in nearby Shrewsbury. The county town of Shrewsbury is situated approx. 15 miles North and provides access to the wider motorway network via the A5 and M54.

Description

Gretton Lodge is located in an idyllic countryside setting with a link to a separate flat, gardens, paddocks, a ménage and 3 stables, set in around 2 acres.

The property is entered via a private driveway which leads to a large parking area. The front door opens into the entrance hall, with exposed stone walls and parquet flooring. On your right is a drawing room, with a gas fireplace and exquisite views over the front garden and open Shropshire countryside.

The kitchen benefits from cupboards and units, a built in electric oven, an induction hob and overlooks a vibrantly colourful back garden. There is a large utility off, with a separate sink and door leading outside.

From the kitchen is a breakfast room with double doors that lead to a spacious garden room which has panoramic views of the garden and rolling countryside. Double doors lead out to the garden. There is also a separate W/C downstairs. On the first floor there are 3 double bedrooms, one of which benefits from a walk in cupboard, a family bathroom and an airing cupboard.

From the garden room, double glass doors and a hallway provide the link to the flat.

The separate front door leads to an entrance where there is storage space under the stairs. There is a kitchen, double bedroom, bathroom and sitting room with open fire with views to the rear of the property.

Outside



The gardens at Gretton Lodge are simply beautiful with well stocked raised flower beds abundant with azaleas, tulips, and daffodils to name a few. An Apple Tree sits in the centre of the lawn with a Laburnum, also known as a Golden Chain Tree behind. Wisteria creeps up the garden room and a rose arbour runs along the side of the garden. There is also a greenhouse situated to the rear of the garden.

There are two brick stables with doors front and back, overlooking the parking area and the yard. There is also another large stable and a hay barn. The yard is concrete with an undercover area which overlooks a 20mx40m post and railed sand ménage with flood lights, 3 separate paddocks and a field shelter. There is also large double garage.

Directions

From Shrewsbury, head on the A49 towards Church Stretton. In the village of Leebotwood, after the Pound Pub, turn left signposted Cardington and continue following signs for Cardington and Gretton. On entering the village of Cardington continue following the signs to Gretton. After about half a mile, Gretton Lodge may be found on your left hand side.

Brochure prepared: May 2019

Photos taken: May 2019

Tenure:

Freehold

Local Authority:

Shropshire County Council, Band G

Viewing:

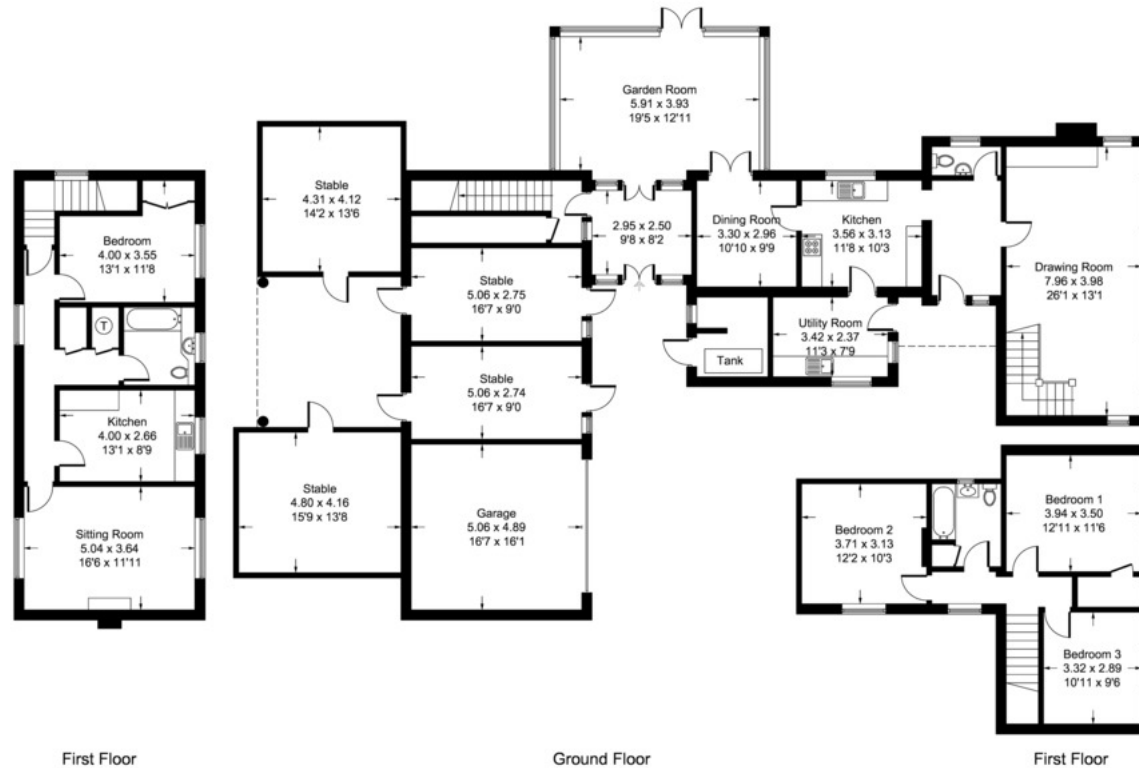
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Gretton Lodge, Cardington

Gross Internal Area (approx)
House = 176 sq m / 1894 sq ft
Flat = 64.1 sq m / 690 sq ft
Outbuildings = 91.3 sq m / 983 sq ft
For identification only. Not to scale.
Plan by Cloudbase Photography



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	42	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	