



A handsome family home with a charming garden

Cwm Head House, Cwm Head, Church Stretton, Shropshire, SY6 6PX

Freehold





Location

Located in the picturesque hamlet of Cwm Head, in a scenic and sought after Area of Outstanding Natural Beauty, Cwm Head House occupies a private position between Wenlock Edge and The Long Mynd, in the heart of the South Shropshire Hills offering thousands of acres of walking, cycling and riding.

The market town of Church Stretton lies four miles to the north and has a thriving community with many clubs and societies along with day-to-day amenities including a post office, bank, a fabulous delicatessen and organic food shop which provide local produce, a bakery who bakes on the premises, butchers, cafes, pubs, bars and restaurants, independent shops, antique shops and a railway station on the main Manchester to Cardiff line.

The medieval county town of Shrewsbury is less than 17 miles distant and offers a wider range of supermarkets, independent shops and leisure facilities including The Theatre Severn. Alternatively, less than 13 miles to the south is Ludlow which has a good selection of independent shops, interesting architecture, Ludlow Castle, vibrant festivals and racecourse.

There are a number of highly regarded schools in the area in sector including the primary and secondary schools in Church Stretton, Moor Park, Abberley, Old Hall, Packwood Haugh and renowned schools in Shrewsbury.

Accommodation

Cwm Head inspired the 'Lone Pine' series books, written by children's author Malcolm Saville, as Savilles' wife and children were evacuated here during the Second World War and resided at Cwm Head House. Originally an Old Rectory dating from 1820, the house retains many original features to provide spacious and versatile accommodation over three floors with a wonderful garden. There is also a self-contained, one bedroom annexe.

Located at the top of a private lane, Cwm Head House is accessed via a private drive which sweeps around the house to an ample, gravel parking area.

The front door opens to the entrance hall which has a stone floor and from which the original, principle staircase rises to the first floor. The drawing room has an original solid oak floor, bay window with seat, multi fuel stove with marble surround fire place, built in shelving and cupboards and a decorative ceiling rose. The dining room, also with solid oak flooring, has French doors that open to the garden room which has an original quarry tiled floor with underfloor heating and a wonderful grape vine and fig tree creeping up the wall.

The kitchen enjoys fine views of the garden and is well equipped with a range of fitted cupboards and units with granite worktops, a Rayburn oven, Neff oven and hob, butlers sink, walk in larder with original slate shelving and a breakfast room off with a tiled



floor and an inglenook style fireplace with a Clearview wood burning stove. There is also a utility room and access to the garage and a separate door to the terrace.

The house has a dry cellar with two rooms, one with a cobbled floor. A W/C and shower room completes the ground floor.

On the first floor are three double bedrooms including, one with an enclosed basin and original window shutters, two with built in cupboards and a family bathroom and separate W/C. There is also a secondary staircase.

The second floor has a double bedroom with built in cupboards, a double bedroom with steps rising to an impressive attic room, currently used as a music room. This versatile space has wonderful oak flooring and exposed timbers, a dual aspect with fine views, built in bookshelves and zoned lighting.

Stable Cottage

Cwm Head House benefits from a quaint, self-contained, one bedroom cottage currently used as a holiday let, comprising a cosy sitting room with built in shelving, kitchen with an integrated fridge and dishwasher, utility area, bathroom and a double bedroom.

Outside

Roses creep up the rear façade where a large paved terrace is found, with raised beds stocked with colourful flowers. Beneath, is the attractive, south facing garden planted with a variety of peonies, camellias

and cardoons to name a few. A tall willow tree provides a natural canopy to the rear of the garden.

There are a number of fruit trees and bushes including apple, pear and plum and a pretty rose hedge and a pretty rose hedge. A wicket gate provides access to Blakemore Wood which borders the garden. There is also a gardeners shed.

Steps rise to the top of the grassy bank, where splendid, far reaching views of the surrounding countryside can be enjoyed. There are a selection of trees and a zip wire.

Directions: From Shrewsbury: Take the A49 towards Ludlow. Continue for around 13 miles and turn right on to the B4370 towards Bishops Castle and Newtown. Continue for around 3.5 miles and the private road is on the right hand side. Continue up the lane and Cwm Head House entrance is situated at the top of the hill on your right hand side.

Tenure: Freehold

Services: Private water and drainage. Mains electricity. LPG gas. Oil fired central heating.

Local Authority: Shropshire Council- Band E

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.





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Approximate Area 311.6 sq m / 3354 sq ft (Excluding Void)

Cellar 33.1 sq m / 356 sq ft

Garage 20.6 sq m / 222 sq ft

Annexe 42.8 sq m / 461 sq ft

Total 408.1 sq m / 4393 sq ft **Including Limited Use Area** (14.9 sq m / 160 sq ft)

Contact

Savills Telford

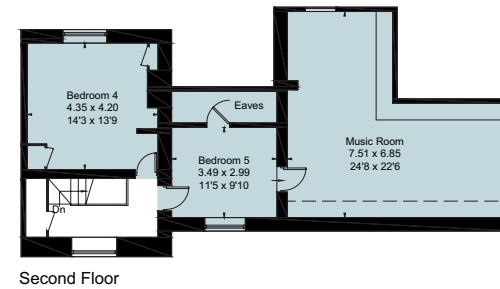
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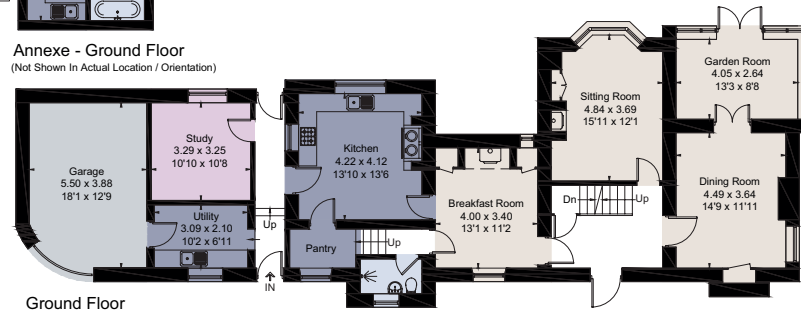


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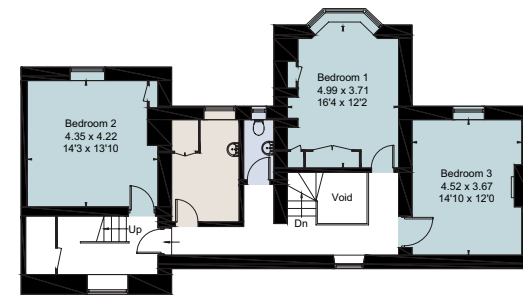
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Second Floor

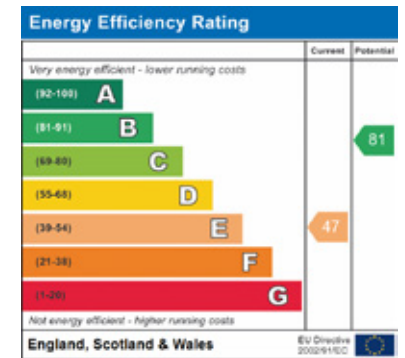


Ground Floor

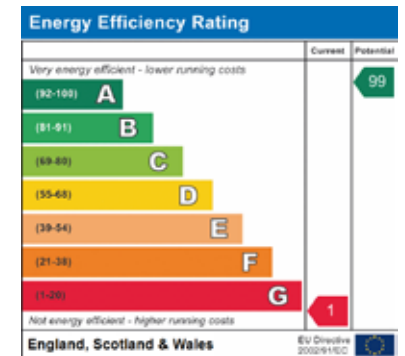


First Floor

House



Stable Cottage



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