



MYND COURT

CHURCH STRETTON · SHROPSHIRE

MYND COURT

LONGHILLS ROAD • CHURCH
STRETTON • SHROPSHIRE • SY6 6DS

Shrewsbury: 13 miles, Much Wenlock: 13 miles, Ludlow: 15 miles
(All distances and times are approximate)

A handsome Edwardian home
with enviable views.

Entrance hall – Drawing room – Family living kitchen
Study – Seven Bedrooms – Four bathrooms

Separate one bedroom annexe

Summer house – Garden and woodland
Private driveway - Fibre broadband

In all about 1.10 acres



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LOCATION

Mynd Court occupies a prime position in the desirable town of Church Stretton enjoying fine views of the Long Mynd and towards Caer Caradoc and the Stretton Hills. The town is often affectionally referred to as 'Little Switzerland' due to its enviable views. The house is located close to The Burway with easy access into town and Carding Mill Valley which leads onto the Long Mynd offering excellent walking and cycling opportunities.

Church Stretton provides a range of local amenities including a wide selection of shops, post office, a fabulous delicatessen and organic food shop which provide local produce, a bakery who bakes on the premises, butchers, cafes, independent clothes shops, a bank and antique shops. The town has a number of public houses, bars and restaurants which are ideal for visitors, walkers, cyclists and riders who visit the Shropshire Hills and provide a great opportunity for recreational pursuits. This charming town has a thriving social community with many clubs providing activities such as bowling, tennis and a renowned golf club.

Church Stretton is known for its highly regarded primary and secondary schools, leisure centre and swimming pool. Renowned private schools are available in Shrewsbury and Ludlow. The train station is on the main Manchester to Cardiff line, with regular services northbound via Shrewsbury and southbound via Craven Arms and Ludlow. This service provides a link for onwards fast train travel to London Euston via Crewe. The county town of Shrewsbury is situated approximately 14 miles north and provides access to the wider motorway network via the A5 and M54.

ACCOMMODATION

Mynd Court is an attractive Edwardian home, situated in a prime and private position within a conservation area on Longhills Road set within approximately one acre of garden and woodland. Believed to have been built in 1904, the house has a wonderful warmth and retains lovely features including stunning decorative ceiling plasterwork and boasts well-proportioned rooms with accommodation flowing effortlessly over three floors.



The house is entered via a porch through a wooden front door into a welcoming entrance hall, with exposed beams, wood panelled walls, parquet flooring, a large wood burning stove and from where, the striking principal staircase rises to the first floor.

The drawing room is a great entertaining room with decorative ceiling plaster work, a wood burning stove, French doors opening to the garden and a beautiful, large bay window. The open plan, living kitchen is well equipped with a range of fitted cupboards and units with marble worktops, a central island, integrated dishwasher and Rangemaster cooker. There are double doors which lead to the garden and a useful utility/ laundry room off.

From the central hall a good sized office with fine views of the Long Mynd and a boot/ store room and informal access outside. A large cloak room with WC completes the ground floor.

The original, oak staircase rises to the first floor landing which is a fabulous open space enjoying plenty of natural light and fine views. The principal bedroom suite is a good sized double room with an ensuite shower room. There are three further double bedrooms to the first floor, all with built in wardrobes and one with an ensuite shower room, along with a spacious family bathroom with a separate shower.

The secondary staircase rises to the second floor where there are a further two spacious double bedrooms, a dressing room, kitchenette, large bathroom with a freestanding roll top bath and separate shower and a further bedroom. This floor is a great space for teenagers.

Mynd Court benefits from a separate one bedroom annexe, briefly comprising a contemporary kitchen with fitted units with solid wood worktops, a sitting room with a wood burning stove, double bedroom, bathroom with separate shower and an outdoor terrace.

OUTSIDE

The property is approached through a walled entrance via a private tarmacadam driveway to a spacious parking area. To the right of the driveway is a store shed. Planning permission was sought and granted in 2015



for the erection of a garage with a pitched roof. For more information, please see planning reference 15/01266/FUL.

To the front of the house is a lawn with mature trees providing a border. A gravel path wraps around the house to the main garden which is predominantly laid to lawn. There is a terrace which can be accessed via double doors from the kitchen, making it a wonderful place for alfresco dining. A great feature is the wonderful summerhouse which has a gas burner and electricity connected lending itself well for use as a studio or home office. There is a further undercover decking area and garden store.

At the end of the garden a gate opens to the woodland which is abundant with wild flowers in spring and summer. The total property extends to approximately 1.10 acres.

DIRECTIONS

From Shrewsbury: Take the A49 towards Church Stretton and continue for approximately 11 miles. At the crossroads, turn right towards the town. Proceed straight up the high street and continue onto Burway Road and after about 100 yards, turn right onto Longhills Road. Continue up the hill for approximately 300 yards and the entrance to Mynd Court is on your right hand side.

GENERAL REMARKS

Tenure: Freehold

Services: Mains water, electricity, gas and drainage.

Local Authority: Shropshire county council, Band G

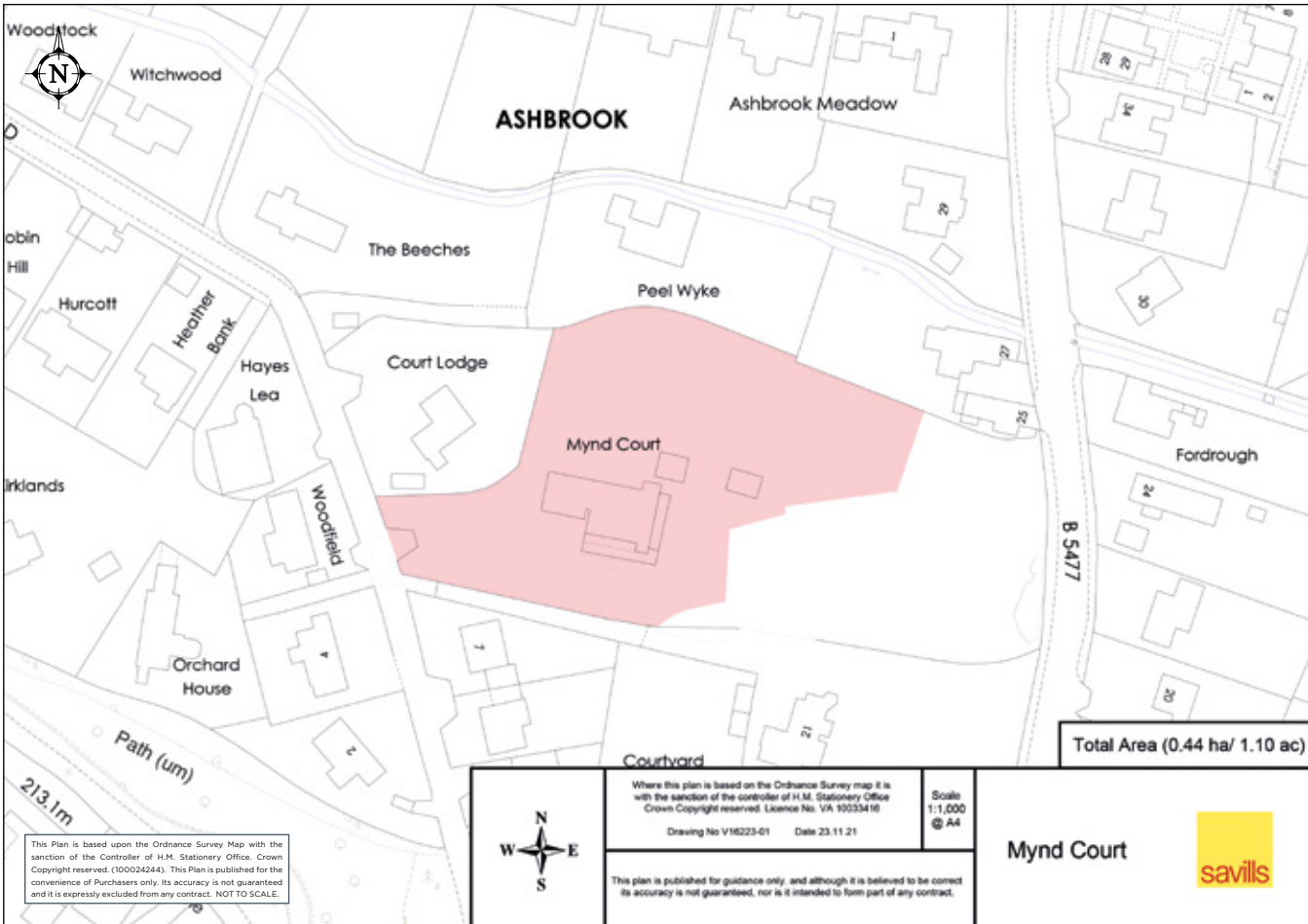
The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.



Mynd Court, Church Stretton

Gross Internal Area (approx)

Main House = 427 sq m / 4598 sq ft

Workshop = 23 sq m / 247 sq ft

Summer House & Stores = 40 sq m / 434 sq ft

Annexe = 65 sq m / 702 sq ft

For identification only. Not to scale.



IMPORTANT NOTICE

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