



A handsome Edwardian house with fine views

Belvedere Guest House, Burway Road, Church Stretton, Shropshire, SY6 6DP

Freehold





Location

Belvedere occupies an elevated position in the desirable town of Church Stretton enjoying some of the best views of the Stretton Hills towards the Long Mynd and Caer Caradoc. The town is often affectionally referred to as 'Little Switzerland' due to its enviable views. Belvedere is located close to the bottom of 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 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

Believed to have been built in about 1907, Belvedere Guest House is a handsome Edwardian residence occupying in an elevated position in a sought after location with glorious views of the Stretton Hills. Situated in an Area of Outstanding Natural Beauty within a conservation area, the property is currently being run as a successful B&B business however also offers the opportunity to be reconfigured for use as a family home.

The accommodation flows well retaining period features including Edwardian fireplaces and enjoys plenty of natural light. The front door opens into the entrance hall with tiled flooring and from where the stair case rises to the first floor. To the right is the drawing room which is on two levels and has an original fireplace. To the left is a further sitting room with an original fireplace and a dual aspect. There is study with a bay window enjoying plenty of light and views of the front garden.

The spacious dining room has a wood burning stove, a bay window enjoying views to the front garden and leads into the kitchen which is equipped with fitted base units, an electric hob and oven, along with a tiled floor. This continues into a spacious utility with further fitted units, access to the patio and a separate door to the driveway.





There is a double bedroom with an en suite bathroom, currently being used as a gym which can be accessed from an inner hall or from the kitchen.

A double store room and WC complete the ground floor.

There is an attractive stain glassed window on the turn of the staircase which is a wonderful feature and continues on floors one and two.

To the first floor are seven double bedrooms, six of which have en suite shower facilities and a family bathroom. The staircase rises to the second floor where there are two double bedrooms with en suite shower rooms, two further double bedrooms, a walk in wardrobe/dressing room and a family bathroom with underfloor heating, a free standing bath and a separate shower.

Outside

Belvedere is accessed by a private tarmac driveway to a parking area. To the front of the property is an attractive garden, mostly laid to lawn with stone walls and herbaceous borders. To the back of the house is an enclosed lawn and sunken terrace, ideal for alfresco dining and enjoying the views. The property benefits from a detached, double garage with two store rooms off which could be well utilised as a workshop or office.

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. After about 0.2 miles the property is on your right hand side.

Tenure: Freehold

Services: Mains water, electricity, gas and drainage.

Local Authority: Shropshire County Council- Band B

Business Rates: Rateable value- £4,500

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.

Brochure prepared September 2021

Photographs taken September 2021



Belvedere Guest House, Burway Road, Church Stretton
Main House gross internal area = 5,129 sq ft / 477 sq m
Garage gross internal area = 467 sq ft / 43 sq m

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The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

