



SAMUEL WOOD

Mynd Lodge All Stretton, Church Stretton, SY6 6HF
Offers In The Region Of £675,000



Mynd Lodge

All Stretton, Church Stretton, SY6 6HF

- 3 spacious bedrooms with interconnecting study
- Conservatory with garden view
- Close to train station
- Garden with stream
- Viewing highly recommended
- Large reception room
- Detached house in All Stretton
- Rural village setting
- Double glazing throughout

Located in the charming village of All Stretton, Church Stretton, Mynd Lodge is a splendid detached house that offers a perfect blend of space and comfort. This impressive property, boasts an expansive 2,989 square feet of living space, making it an ideal family home.

Upon entering, you are greeted by a light and airy hallway featuring the staircase to the upper floor and doors leading to a variety of reception rooms. The large reception room is perfect for entertaining, complemented by a dining room that flows seamlessly into a delightful conservatory, providing picturesque views of the garden. The spacious kitchen is designed to accommodate a dining table, while the utility room offers an abundance of storage and convenient access to the garden and garage, enhancing the practicality of daily living. A small storage room and a downstairs w.c. add to the functionality of this well-thought-out layout.



The first floor comprises three generously sized bedrooms and a convenient study. The master bedroom features an ensuite shower room with an interconnecting study which has the potential for conversion into a dressing room or an additional single bedroom if you so wish. Bedrooms two and three are also spacious and have access to the family bathroom which includes a separate shower. The large landing is a notable feature, with a door leading to a balcony that overlooks the fantastic position of the property.

Outside, the garden is a true oasis, featuring raised beds and various seating areas, perfect for enjoying the outdoors. An additional conservatory with a garden room attached provides a tranquil space to relax. A delightful stream runs along the rear boundary, adding a unique and serene touch to this wonderful property.

With parking for up to six vehicles, Mynd Lodge is not only a beautiful home but also a practical choice for families seeking space and comfort in a sought-after location. This property truly offers a wonderful lifestyle in the heart of All Stretton.

Hallway 19'5" x 11'6" (5.93m x 3.51m)

A welcoming hallway featuring warm wooden flooring and a striking staircase that ascends to the first floor, creating a sense of space and inviting natural light through large glazed doors.

W.C. 9'9" x 3'7" (2.97m x 1.10m)

A well-presented cloakroom with a sink and WC, featuring neutral tiling and ample space for daily use.

Store Room 5'10" x 6'8" (1.77m x 2.03m)

A compact useful space with room for a desk and storage for coats and shoes. With thoughtful planning this could be incorporated into the downstairs cloakroom to accommodate a walk in shower.



Sitting Room 15'1" x 24'4" (4.59m x 7.41m)

A spacious sitting room with a cosy feel, enhanced by a warm wooden ceiling and a brick fireplace. The newly installed patio door and large windows offer views and direct access to the garden which allow plenty of natural light to fill the room, making it an inviting space for relaxation.

Dining Room 11'4" x 12'3" (3.46m x 3.73m)

The dining room adjoins the sitting room and opens into the conservatory. It offers a traditional setting with ample space for a dining table and chairs and baths in natural light from the conservatory which also provides views of the garden.

Conservatory 11'5" x 11'4" (3.47m x 3.45m)

A charming conservatory with large windows on three sides to maximise light and garden views. This tranquil space offers a perfect spot to relax while being surrounded by the beauty of the outdoors.

Kitchen 14'2" x 12'5" (4.31m x 3.78m)

The kitchen is generously proportioned with plenty of wooden cabinetry and a vinyl floor. A window above the sink looks out onto the garden, and there is ample room for a breakfast table. A door leads into the adjoining utility area.

Utility Room 16'10" x 12'6" (5.12m x 3.82m)

This practical utility room offers additional storage and workspace, with access to the porch and the garage. It is a versatile space ideal for laundry and other household tasks.

Landing 16'2" x 11'8" (4.93m x 3.56m)

The landing connects all the first-floor bedrooms and bathroom, with ample space and lots of natural light from a large picture window. A door leads to the balcony where the views to the front of the property can be enjoyed.

Bedroom 1 12'11" x 16'4" (3.93m x 4.97m)

Bedroom 1 offers a spacious retreat with built-in wardrobes along one wall. A large window fills the room with natural light, and an ensuite bathroom adds privacy and convenience.

Ensuite 5'7" x 10'4" (1.69m x 3.16m)

The ensuite bathroom attached to Bedroom 1 features a wash basin, a shower cubicle, and a WC. Light coloured tiles and a window add to the fresh and airy feel.

Study 8'9" x 7'5" (2.66m x 2.27m)

Interconnecting room suitable as a study, single room or dressing room from the master bedroom, enjoying garden views.

Bedroom 2 11'5" x 10'4" (3.49m x 3.15m)

Bedroom 2 is a comfortable double room with fitted wardrobes and a pleasant outlook to the front of the house.

Bedroom 3 12'4" x 12'5" (3.75m x 3.79m)

Bedroom 3 is a bright, airy double bedroom featuring built-in wardrobes and a rear garden view.

Bathroom 9'7" x 11'0" (2.91m x 3.35m)

A well-sized family bathroom with a bath, separate shower, wash basin, WC and bidet. Neutral décor with a window providing natural light, designed to accommodate the needs of the household comfortably.

Garage 16'7" x 25'10" (5.06m x 7.88m)

This double garage offers secure parking and additional storage space. A roller shutter garage door means ease of access and also has an inspection pit for car enthusiasts. It is accessible from the utility room and front driveway.

Rear Garden

The rear garden is a well maintained space featuring lush lawns, mature trees, and flower beds. A paved patio area is ideal for outdoor entertaining, while paths and borders provide plenty of room for gardening and enjoying the outdoors. An additional garden conservatory and outbuilding offer versatile space for hobbies or storage.





Conservatory and Outbuilding 10'10" x 7'4" and 11'3" x 14'3" (3.32m x 2.26m and 3.43 x 4.35)

An attractive outbuilding includes a garden conservatory, offering useful additional space for storage, hobbies or potting plants, nestled within the mature garden surroundings.

Services

Services: We understand that the property has gas fired central heating, mains electric and 16 photovoltaic panels, mains water and mains drainage.

Broadband Speed: Basic 14 Mbps, Superfast 80 Mbps.

Flood Risk: Very Low.

Tenure: Freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: G

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.

Agent Note

There is a steam that runs along the rear boundary of the property. Heavy rainfall caused the stone wall to collapse and this has recently been rebuilt with a maintenance plan being negotiated with Shropshire Council.



Directions

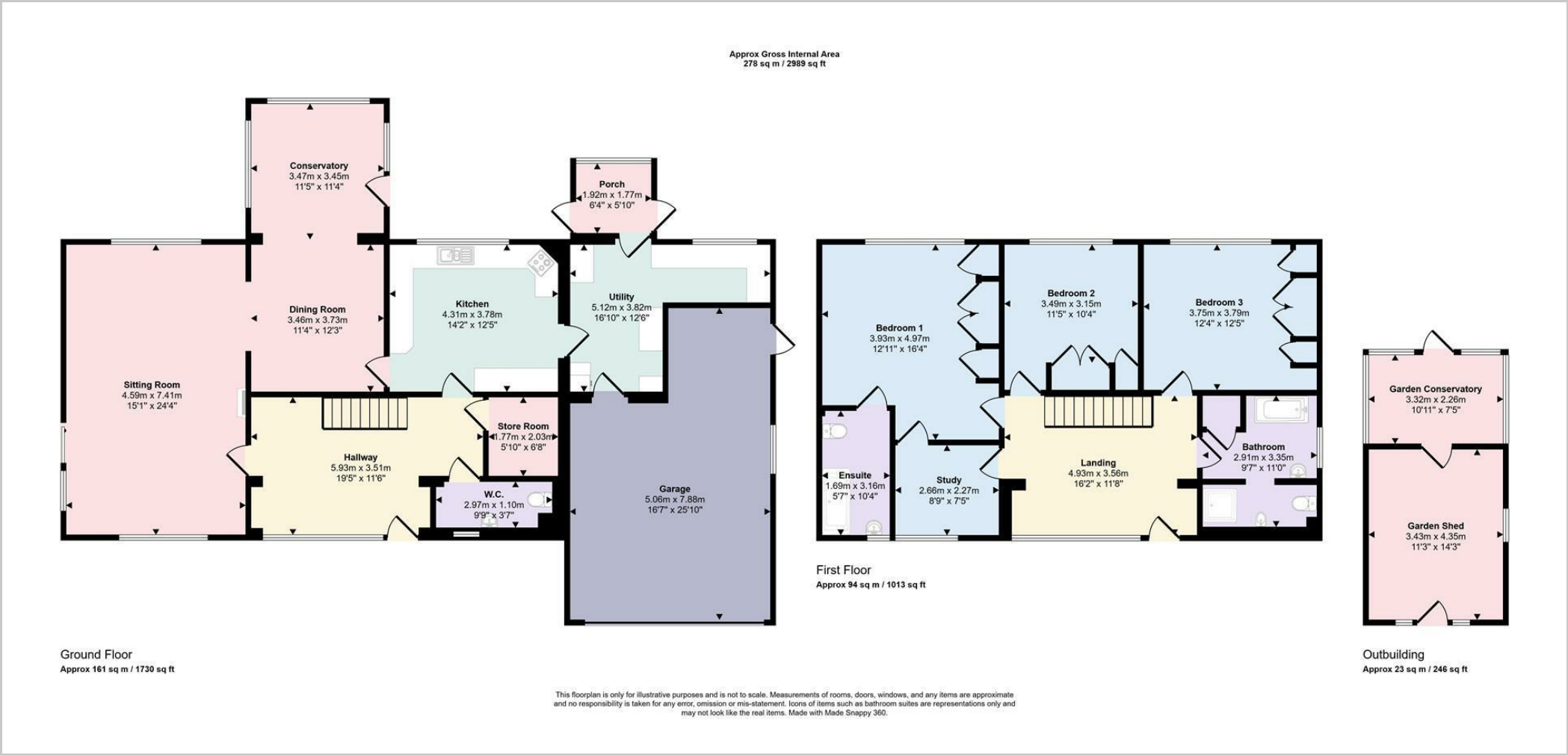
Please use the what3words app to locate the property using reference ///fans.duplicity.nappy. This will take you to the driveway of the property. Please note the driveway is shared with the neighbouring property Lavernock Park. Mynd Lodge is to your right.







Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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