



The Leasowes, Sandford Avenue, Church Stretton

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# The Leasowes, Sandford Avenue, Church Stretton, Shropshire, SY6 7AE

A prominent period property with coach house benefiting from outstanding views over Church Stretton and towards the Long Mynd

Much Wenlock 12 miles, Shrewsbury 14.5 miles, Ludlow 17 miles, Telford 20 miles

Reception hall | Drawing room | Dining room | Kitchen/breakfast room | Utility room | Cloakroom | Cellar | 4 Bedrooms, 1 with dressing room and en suite | Family bathroom | Store rooms | Garden extending to 3.1 acres | Coach House with approved planning permission for conversion | Stable block

EPC rating E

## The property

The Leasowes is a double-fronted period property offering almost 4,200 sq. ft. of light-filled flexible accommodation arranged over three floors. While in need of modernisation, it offers an opportunity to combine modern amenities with period features including high ceilings with fine cornicing and an original fireplace.

The accommodation flows from a large reception hall with cloakroom and comprises dining and drawing rooms, both with large bays and the latter with a feature fireplace with woodburner, and an L-shaped open-plan kitchen/breakfast room with a range of retro wall and base units, patio doors to the terrace and a useful fitted utility room with garden access. The property also benefits from a cellar.

On the first floor a large landing with feature sky lantern gives access to a principal bedroom with large bay, dressing room and en suite bathroom, two further double bedrooms, both with fitted storage, and a family bathroom with a separate

W.C. The property's remaining bedroom can be found on the second floor, together with numerous store rooms with potential for conversion into additional accommodation if required.

## Outside

The property is approached over a long, treelined driveway, providing private parking to the front of the house and giving access to a detached Coach House to the rear. The generous garden, offering stunning views towards the Long Mynd Hills, is laid mainly to lawn interspersed with mature specimen trees and features a paved terrace, ideal for entertaining and al fresco dining, and a stable block with four loose boxes. The gardens and grounds extend to about 3.1 acres. The Coach House has approved planning permission for conversion ref: SS/1/00/11681/F.

## Location

The Leasowes stands just above the spa town of Church Stretton in an Area of Outstanding Natural Beauty, renowned for outdoor pursuits. Church Stretton boasts a number of facilities including many independent shops, a doctor's surgery, community centre, wide range of eateries, village hall, library and St Michael & All Angels Church. A further range of facilities can be found in the nearby county town of Shrewsbury. Schooling in the area is excellent within both the state and private sectors, including both a primary and secondary school in Church Stretton, while independent schooling is available at Shrewsbury School, Concord College in nearby Acton Burnell, Lucton School and Moor Park in Lucton and Ludlow respectively. There is a railway station with easy access to Shrewsbury, Birmingham, Chester, Manchester and South Wales. There are also regular bus services and easy access onto the A49 to Shrewsbury, Ludlow and Herefordshire.

## Directions

Follow Sat Nav to SY6 7AE  
What3words refreshed.gourmet.stopped









Floorplans

House internal area 4,174 sq ft (388 sq m)  
 Coach House internal area 1,010 sq ft (94 sq m)  
 Stables internal area 460 sq ft (43 sq m)  
 For identification purposes only.



**General**

**Local Authority:** Shropshire  
**Services:** Mains electricity, gas, drainage and water. Oil fired central heating.  
**Council Tax:** Band G  
**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.  
**Tenure:** Freehold  
**Guide Price:** £950,000  
**Agents note:** Part of the driveway is shared. Planning permission has been granted for two properties within the former grounds of The Leasowes. Planning Ref: 14/01173/OUT  
**Prospective purchasers are advised that they should make their own enquiries of the local planning authority.**

**Shrewsbury**

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