



Earnstry Mill, Tugford, Shropshire

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**STRUTT
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Earnstry Mill, Tugford, Craven Arms, Shropshire SY7 9HT

A 4-bedroom equestrian property with 2-bedroom annexe, stabling, manège and over 6 acres in an idyllic setting.

Craven Arms 11.0 miles, Ludlow and station 11.2 miles (London Paddington 3 hours 15 minutes, London Euston 3 hours 19 minutes), A458 (Machynlleth-Birmingham Road) 10.1 miles, Birmingham International Airport 57.5 miles

Entrance hall | Sitting room | Family room
Kitchen/breakfast room | Utility | Cloakroom
4 Bedrooms, 1 en suite | Family bathroom
Garden | Carport | Barn | Store | Shelters /
stabling | Manège | Annexe with kitchen/sitting/
dining room, cloakroom, 2 bedrooms and
bathroom | Over 6 acres | EPC rating E

The property

Earnstry Mill was lovingly built by the current owners in 1986 over a 10 year period and provides over 2,200 sq. ft. of light-filled flexible accommodation arranged over two floors. The house flows from a welcoming entrance hall with window seating and a door to the rear terrace. It comprises an impressive vaulted family room with French doors to the garden, enjoying views over The Brown Clee. There is a spacious triple aspect sitting room with parquet flooring and feature fireplace with wood burner, a generous kitchen/breakfast room with a range of wall and base units, integrated appliances and space for a sizeable table, and a separate fitted utility room with a useful cloakroom. There are features throughout the property; beams, exposed stone walls and panoramic views out of every window. It has been a much-loved family home.

The staircase rises from the entrance hall to the generous landing area. There are four double bedrooms, one en suite and a family bathroom.

Annexe

A superb two bedroom annexe with a modern fitted kitchen, tiled floor and large woodburning stove create a wonderful space. The beams and brick fireplace add character, whilst the huge windows make the most of the panorama.

Outside

The property is approached through a five-bar gate over a gravelled forecourt providing private parking, and giving access to a stone-built store, triple carport, and the detached two-storey annexe. The garden is mainly laid to lawn and features two linked ponds, numerous seating areas and split-level paved front and rear terraces. There is a 31 ft. barn, an all-weather manège, two good stables and a tack shed on concrete base with water and electrics and field shelter/stabling. The paddock is all fenced and with running water. Lots of walking and riding out as on part of The Shropshire Way.

Location

The village of Tugford has an historic church and is surrounded by numerous villages. The market town of Craven Arms offers a wide range of amenities; shops, banks, and a supermarket, while the medieval market town of Ludlow provides more comprehensive amenities. Ludlow station provides regular services to central London, the A458 links mid Wales to Birmingham and gives access to the motorway network and Birmingham International Airport.





Earnstry Mill

Total Area (2.56 ha / 6.32 ac)

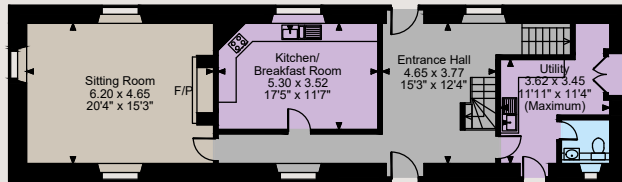
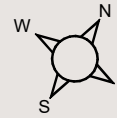
Key
 — Public Footpath

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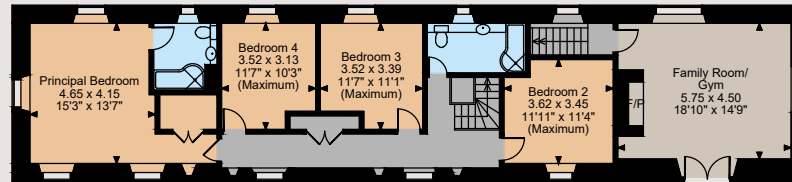
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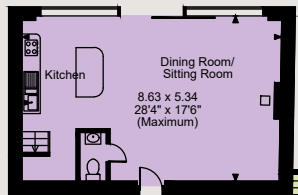
Earnstry Mill, Tugford, Shropshire
 Main House internal area 2,232 sq ft (207 sq m)
 Carport internal area 473 sq ft (44 sq m)
 Outbuildings internal area 1,799 sq ft (167 sq m)
 Annexe internal area 942 sq ft (88 sq m)



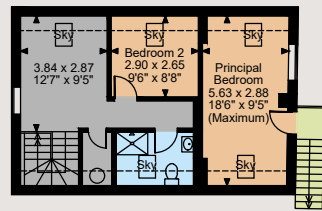
Ground Floor



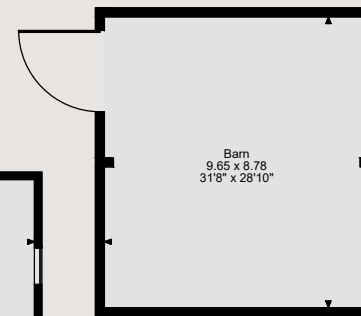
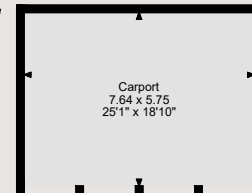
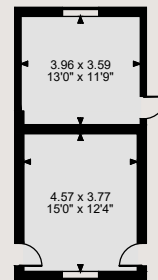
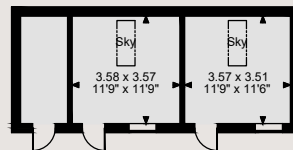
First Floor



Annexe Ground Floor



Annexe First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

What3words:///flask.darting.cuff

General

Local Authority: Shropshire Council

Services: Mains electricity and water, private drainage (which may not comply with current regulations) oil fired central heating. SWS satellite. **Council Tax:** Band F

Fixtures and Fittings: Only items known as fixtures and fittings are included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves, rights of way and easements: 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.

Tenure: Freehold

Guide Price: £950,000

Ludlow

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Over 50 offices across England and Scotland, including Prime Central London



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