





Homefield and Little Homefield Cardington, Gretton, Church Stretton, SY6 7LB
Offers In The Region Of £435,000

A spacious country house set in just under 2 acres with an annex and beautiful views. Please note Homefield is subject to an Agricultural Occupancy Restriction.



Homefield is a spacious country house offering potential to modernise with beautiful views.

Homefield Accommodation

On the ground floor there is a spacious kitchen breakfast room with an oil fired ESSE range. The large sitting room has beams and a log burner and is dual aspect. There is a dining room which has double doors opening to the sitting room. Also, on the ground floor there is a utility room, shower room and reception hall.

To the first floor there is a master bedroom with ensuite shower room and built in cupboards. There are three further bedrooms and a family bathroom.

Please note that Homefield is subject to an Agricultural Occupancy Restriction.

General Notes

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

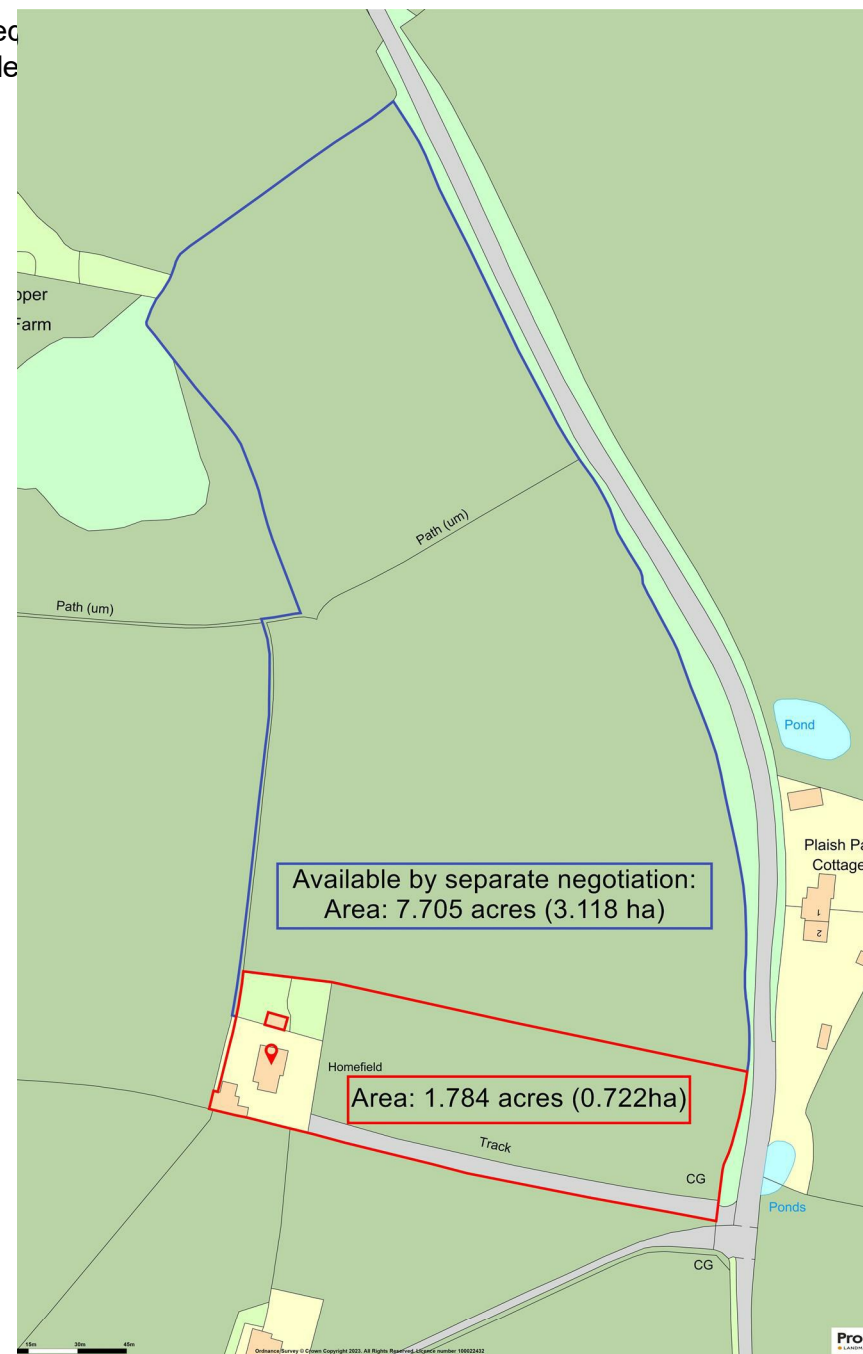
SERVICES

We are advised that mains electric is connected. There is oil and LPG gas, private water via a borehole and septic tank drainage. We understand the Broadband Download Speed is: Standard at 2 Mbps. Mobile Service: Limited/ Likely. We understand the Flood risk is: Low/ very low. We would recommend this is verified during pre-contract enquiries.

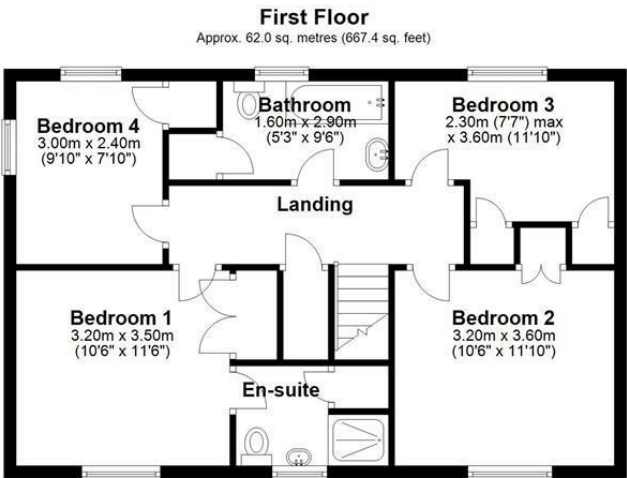
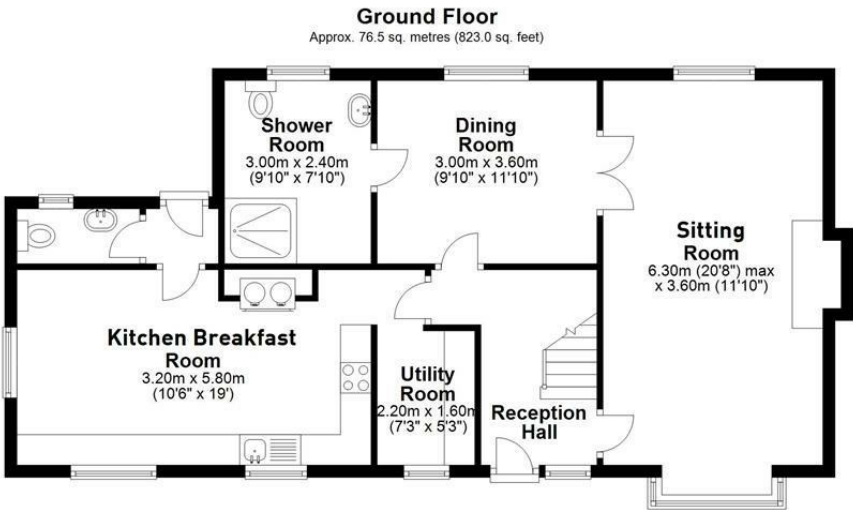
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be

charged
payable



Floor Plan
(not to scale - for identification purposes only)



Total area: approx. 138.5 sq. metres (1490.3 sq. feet)
Homefield

General Services:

Local Authority: Shropshire County Council

Council Tax Band: D

EPC Rating: E

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

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.

Directions:

From Cardington continue through the village towards Gretton. Upon reaching the next turn signed Chatwall proceed up this lane and at just under a mile the drive will be seen on the left hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.