



**The Coach House,  
Munslow, Craven Arms, Shropshire, SY7 9ET**

**01588 638755**

**FOR SALE**

## For Sale by Private Treaty

**Price: £629,000 Region**



2 reception  
rooms



4 bedrooms



1 bath/shower  
room

Ludlow 11 miles, Much Wenlock 10 miles,  
Bridgnorth 14 miles, Telford 18 miles,  
Shrewsbury 23 miles  
(All distances are approximate)

- **Characterful detached former coach house**
- **Idyllic edge of village setting**
- **4 bedrooms, bathroom**
- **2 receptions, kitchen, WC and hall**
- **Large mature landscaped gardens**
- **Detached stone apple store/garage**
- **Peaceful setting but accessible to centres**

### THE PROPERTY

As the name would suggest, this characterful detached stone building was converted from a former coach house, evidenced by the high arched entrance which can still be clearly seen. Believed to have been converted in the 1970's, the house does require refurbishment to its well proportioned family accommodation and stands in large mature and landscaped gardens together with a detached two storey apple store/garage, which may have potential for conversion subject to any necessary consents. The property stands on the very edge of this charming rural village with views over open fields and across to the impressive Grade I listed church of St. Michaels.



Principally built in a traditional mellow stone under a slate roof, the house is entered through a timber portico door into the hallway with a central staircase standing ahead. To either side are the Living Room with its Victorian style fireplace and French windows to the front and Dining Room which leads through to the galley style Kitchen with door to the rear terrace.

The staircase rises to a split landing with access to the 4 bedrooms, all with pleasant views over the garden, village or open fields. A large bathroom completes the first floor accommodation having a white suite including a WC, basin, bath and separate shower with a further separate WC accessed from the hall.



## OUTSIDE

The grounds are a notable feature of the property together with a detached stone building known as the apple store/garage and which sits adjacent to the timber entrance gate. This building currently offers useful storage to its two storey space but may provide potential for alternative uses subject to any necessary consents.

The Coach House is approached from the quiet village lane over a part stone, cobble and gravel drive leading to the front of the dwelling. The gardens are a good size and surround the house, being laid mostly to lawned areas with floral and shrubbery borders and mature hedge boundaries. To the rear and side is a private gravelled terrace with LPG storage tank.





### **SITUATION**

The property sits on the edge of the idyllic rural village of Munslow and stands across from the Grade I listed church of St. Michael's. The village has a highly regarded gastro pub at The Crown and there are other rural villages nearby which offer local pubs and stores. Slightly further afield are the vibrant and historic market towns of Ludlow, Much Wenlock and Bridgend with Telford and Shrewsbury all within driving distance.

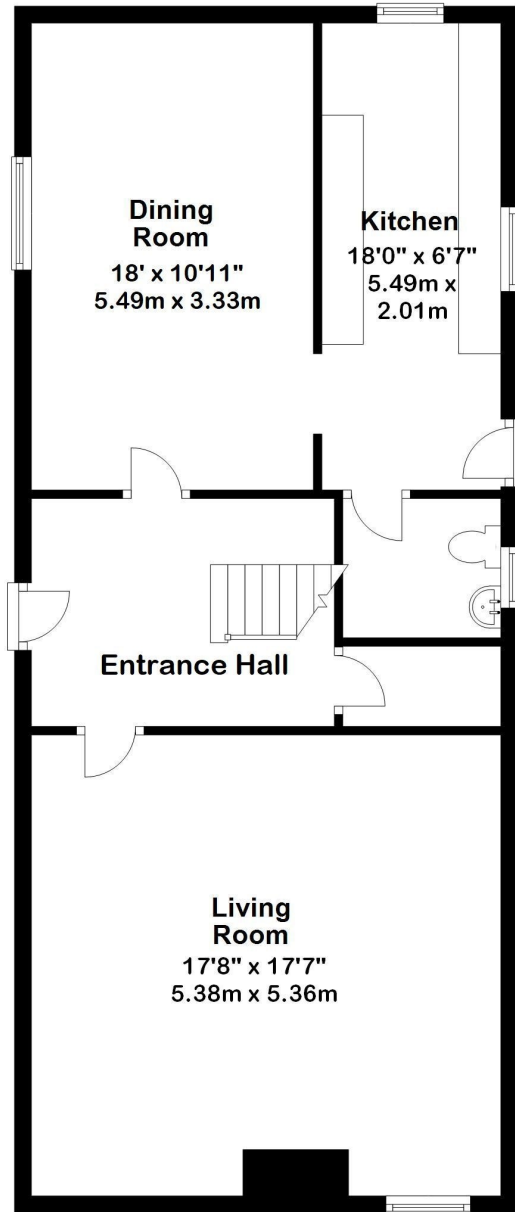
### **DIRECTIONS**

From Ludlow head north on the A49 and turn right at the racecourse signposted from Much Wenlock. Continue for about 4.8 miles and turn right at the next junction joining the B4368 and proceed for about 3 miles through Aston Munslow and then into Munslow. Go past the Crown Inn, round the corner and take the first left. Proceed for 0.2 miles bearing left and The Coach House will be found after the church on the right with a name plaque on the gate.

What3words golden. Bundles.presenter

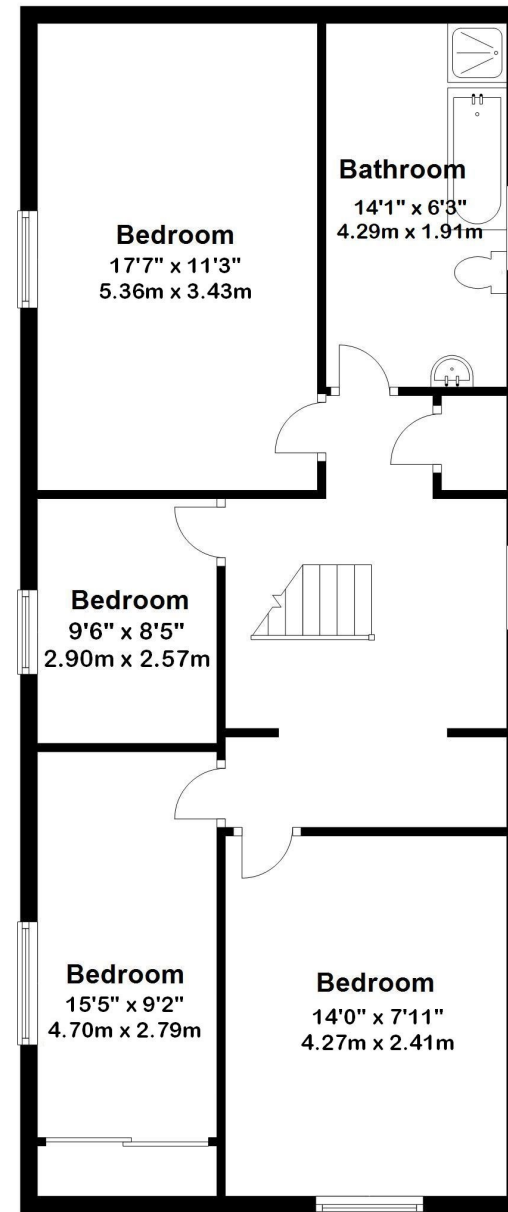
### Ground Floor

Approx. 77.2 sq. metres (831.3 sq. feet)



### First Floor

Approx. 77.4 sq. metres (833.3 sq. feet)



Total area: approx. 154.6 sq. metres (1664.6 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

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**SERVICES**

Mains water and electricity. Private drainage. LPG central heating.

NOTE: None of the services or installations have been tested by the Agents.

**COUNCIL TAX** - Band F, Shropshire Council.

**VIEWING**

Strictly through the Selling Agents: Halls, 33b Church Street, Bishops Castle, SY9 5AD. Tel: 01588 638755.

**NOTICE** - The property is being offered for sale by charitable beneficiaries.

**MONEY LAUNDERING REGULATIONS**

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

