



Plais Park House  
Plais | Church Stretton | Shropshire | SY6 7HY

FINE & COUNTRY

# PLAISH PARK HOUSE



*An impressive country house with five/six bedrooms, generous living accommodation, a one bedroom cottage, 3.5 acres of grounds, all standing in an elevated position within the South Shropshire Hills, a designated area of outstanding natural beauty, and with magnificent views over miles of open countryside towards the Cleve Hills.*



# KEY FEATURES

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This substantial stone built southerly facing house, believed to of been built in 1890 with later additions, provides excellent well-appointed family accommodation. The property retains many period features and has been extensively improved and extended by the present owner creating an appealing and functional country home. The house provides flexible accommodation with ample living space and plenty of bedrooms some of which have en-suite facilities. The well-presented accommodation briefly comprises; hall, drawing room, kitchen breakfast room, dining room, sitting room, utility room, boot room, five/six bedrooms, three en-suites and a family bathroom.

Stable Cottage forms part of the property and is located on the opposite side of the yard/parking area. The cottage would be ideal for letting or extended family and has accommodation which includes a kitchen breakfast room, living room, shower room and a bedroom.

The house is well positioned overlooking the majority of its gardens and grounds. There are more formal gardens immediately around the house comprising raised gravel and paved terraces, lawned areas and a selection of trees and shrubs. There are a range of outbuildings including two stables and a generous garage. There are a selection paddocks with one of the paddocks including a pond. The gardens and grounds extend to approximately 3.5 acres in all.

This is an exciting opportunity to purchase a handsome country house with stunning far-reaching views as well as providing a cottage and grounds. An opportunity not to be missed.

Location: Situated in the hamlet of Plaish about 7 miles east of Church Stretton, 13 miles south of Shrewsbury, 16 miles south east of Telford and 19 miles north of Ludlow. Church Stretton provides shops, restaurants, doctors surgery, dentists', church, railway station, golf course and schools as well as the popular Carding Mill Valley and Long Mynd. Shrewsbury has a more comprehensive range of services including a theatre, cinema and a wide range of restaurants. The historical market town of Ludlow is globally recognized for its vibrant festivals, unique architecture, and independently owned local shops as well as having an array of amenities such as a railway station, supermarkets, shops, and medical facilities. The A49 trunk road gives access to Hereford to the south and the county town of Shrewsbury to the north. The surrounding countryside is a picturesque marvel, with trails and lanes perfect for scenic walks and bike rides, exciting equestrian pursuits, lush greens for golfers to enjoy, and Ludlow Race Course is ideal for racing enthusiasts.





# KEY FEATURES

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House Accommodation:

Entrance Hall: Tiled floor, radiator.

Drawing Room: Feature fireplace with wood burning stove, superb views of distant hills, radiators.

Open Plan Kitchen Dining Room:

Kitchen Breakfast Room: A wide range of fitted units, granite work surfaces, underfloor heating, breakfast bar, central island with fitted electric induction hob with extractor over, two built in ovens, built in microwave/oven, built in heated plate drawer, built in dish washer, double Belfast style sink, tiled floor, double doors to rear.

Dining Room: Views of distant countryside, oak floor, underfloor heating, a selection of double doors to outside.

Pantry/Store: Space for American style fridge freezer, fitted shelving, tiled floor.

Sitting Room: Feature fireplace with open fire, fitted cupboards, far reaching views towards the Clee Hills, radiators.

Cloakroom: WC, wash basin, radiator, tiled floor.

Utility Room: A range of wall and base units, space and plumbing for washing machine, double sink and drainer, double cupboard, tiled floor, radiator.

Boot Room: Large boiler cupboard with central heating boiler and two large water tanks, door to wood store, tiled floor.











# KEY FEATURES

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Landing: Built in cupboard,

Master Bedroom: Magnificent far reaching views, radiator, walk in wardrobe, radiator.

En-Suite Bathroom: WC, wash basin, roll top bath, shower cubicle with wall mounted shower, bidet, built in double storage cupboard, heated towel rails, loft access.

Bedroom Two: Fantastic far reaching views towards the Clee Hills, radiator.

En-Suite Two: WC, wash basin, shower cubicle with wall mounted shower, heated towel rail, tiled floor, far reaching views.

Bedroom Three: Views over the courtyard towards distant hills, radiator.

En-Suite Three: WC, wash basin, shower cubicle with wall mounted shower, heated towel rail, built in cupboard.

Bedroom Four: Stunning far reaching views towards the Clee Hills, a range of built in wardrobes, wash basin, radiator.

Bedroom Five: Radiator.

Bedroom Six/Study: Eves storage.

Family Bathroom: WC, wash basin, jacuzzi style bath, shower cubicle with wall mounted shower, heated towel rail.

Cellar: Power and lighting.











The Cottage:

Kitchen Breakfast Room: A range of wall and base units, space and plumbing for washing machine, sink and drainer, built in electric hob with oven below, breakfast bar, built in fridge freezer, Worcester boiler, exposed stonework, loft access, tiled floor.

Reception Room: Feature fireplace with wood burning stove, laminate floor, radiator, views of distant countryside, double doors to front.

Shower Room: WC, wash basin, shower cubicle with wall mounted shower, heated towel rail, extractor fan, tiled floor.

Landing: Double eves cupboard.

Bedroom: Laminate floor, radiator, eves storage cupboards.



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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*We value the little things that make a home*

THE FINE & COUNTRY  
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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)





# KEY FEATURES

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Outside: Approached via a sweeping driveway leading to parking and turning space adjacent to the house. The grounds surround the house and are divided into a number of paddocks and there are formal gardens with large lawns, well-stocked beds and a patio terrace ideal for alfresco dining. A courtyard area provides access to the cottage, garage and stables as well as offering further parking space. The whole site amounts to approximately 3.5 acres in all.

Outbuildings:

Large Garage: Space for numerous vehicles, tiled floor, lighting, opening to store room with base unit including sink and drainer above.

Stables: Two timber stables with concrete floor and metal roof.

Log Store: Stone built and additional timber log situated next to the garage.

Timber Summer House: Located towards the bottom of the garden.









# INFORMATION

Additional Information:

Services: Mains water and electricity. Private drainage.

Heating: Oil fired. Underfloor heating to the kitchen breakfast room and dining room.

Tenure: Freehold.

Council Tax: Band F.

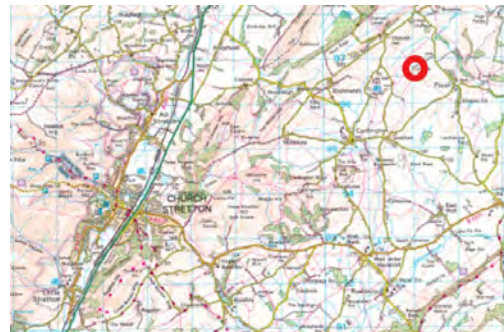
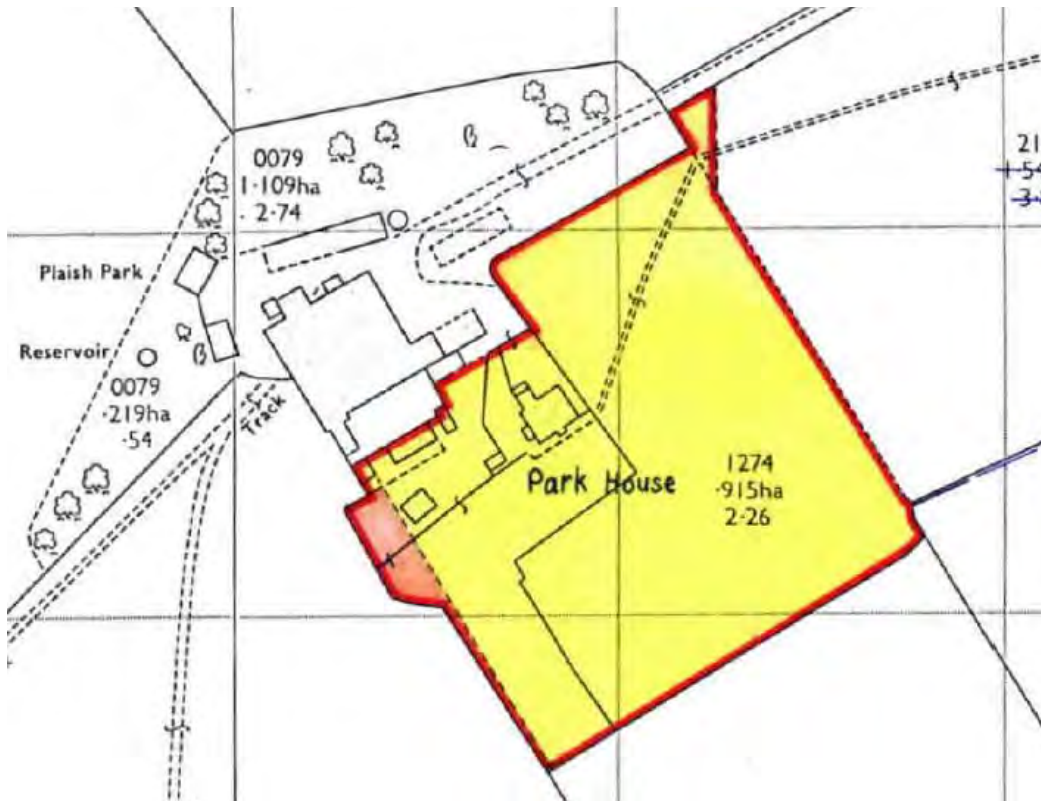
Note: Please note a public footpath leads onto the property and to the house from the south. The OS map shows the path doesn't go beyond the house, please see OS maps on the brochure for clarification.

Directions: Using the app what3words type in: attic.advice.merit

Alternatively, from Plaish centre proceed north for 0.5 miles and turn left onto a driveway. Follow this drive for 0.3 miles and the entrance to the property will be on the left.

Referral Fees: Fine & Country/McCartneys sometimes refers vendors and purchasers to providers of conveyancing, survey and removal services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

*Offers over* £1,300,000



## Plaish, Church Stretton, SY6

Approximate Area = 4257 sq ft / 395.4 sq m  
 Limited Use Area(s) = 235 sq ft / 21.8 sq m  
 Garage = 910 sq ft / 84.5 sq m  
 Cottage = 344 sq ft / 32 sq m  
 Outbuildings = 447 sq ft / 41.5 sq m  
 Total = 6193 sq ft / 575.3 sq m

For identification only - Not to scale

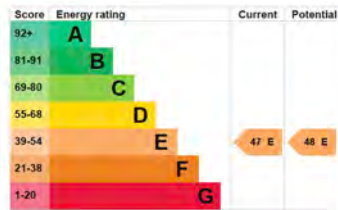


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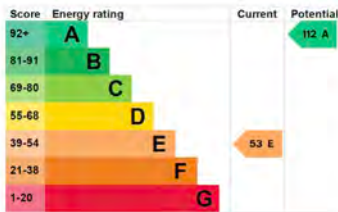


Distilled Property Measure  
 Information Property Measurement Standard (IPMS) 2  
 Produced by McGraw Hill Construction

### The House



### The Cottage



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 16.10.2023





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