



## Peace Haven

Whettleton Hill, Whettleton, Craven Arms, Shropshire, SY7 9AN

# A beautiful stone detached property situated in superb gardens and grounds situated just north of Ludlow.

Craven Arms 1.3 miles, Ludlow 6 miles, Shrewsbury 22.8 miles

Porch | Kitchen/breakfast room | Dining room | Sitting room | Family room | Conservatory | Study | WC | Office/bedroom with en-suite | Three double bedrooms | Family bathroom | Annexe with WC | Gardens | Woodland | About 0.61 of an acre | EPC: E

## The Property

Peace Haven is a superb period property offering flexible accommodation occupying an elevated position with countryside views sitting within 0.61 of an acre of beautiful gardens and grounds.

The ground floor comprises the kitchen/breakfast room, the sitting room, the dining room, the conservatory, family room and a study room. The kitchen/breakfast room is fully fitted with integrated units and appliances, benefitting from a gas hob Rangemaster, a Belfast sink and a large fridge/freezer. The kitchen has high ceilings and has a beautiful exposed beam above an inglenook area housing the fridge. The dining room benefits from a wood burning stove. The sitting room has a stunning exposed stone wall which offers a great contrast between period and contemporary in the house. The conservatory also benefits from a wood-burning stove and has a door to access the gardens. The family room has patio doors leading to the

gardens. The study room is currently used as office space by the current vendors however, it could easily provide a further bedroom as it has an en-suite shower room adjacent, ideal for multi-generational living if required. Approached from the outside is a small annexe/office with a separate WC.

The first floor comprises three double bedrooms all with built-in wardrobe space. Two of the rooms have beautiful unused fireplaces offering character throughout. A family bathroom services the bedrooms and is newly fitted with modern units.

## Outside

The property benefits from exceptional outdoor space. The gardens are mainly laid to lawns interspersed with well-stocked herbaceous borders and shrubs. There is also a wooded area. There is an **annexe** accessed from outside

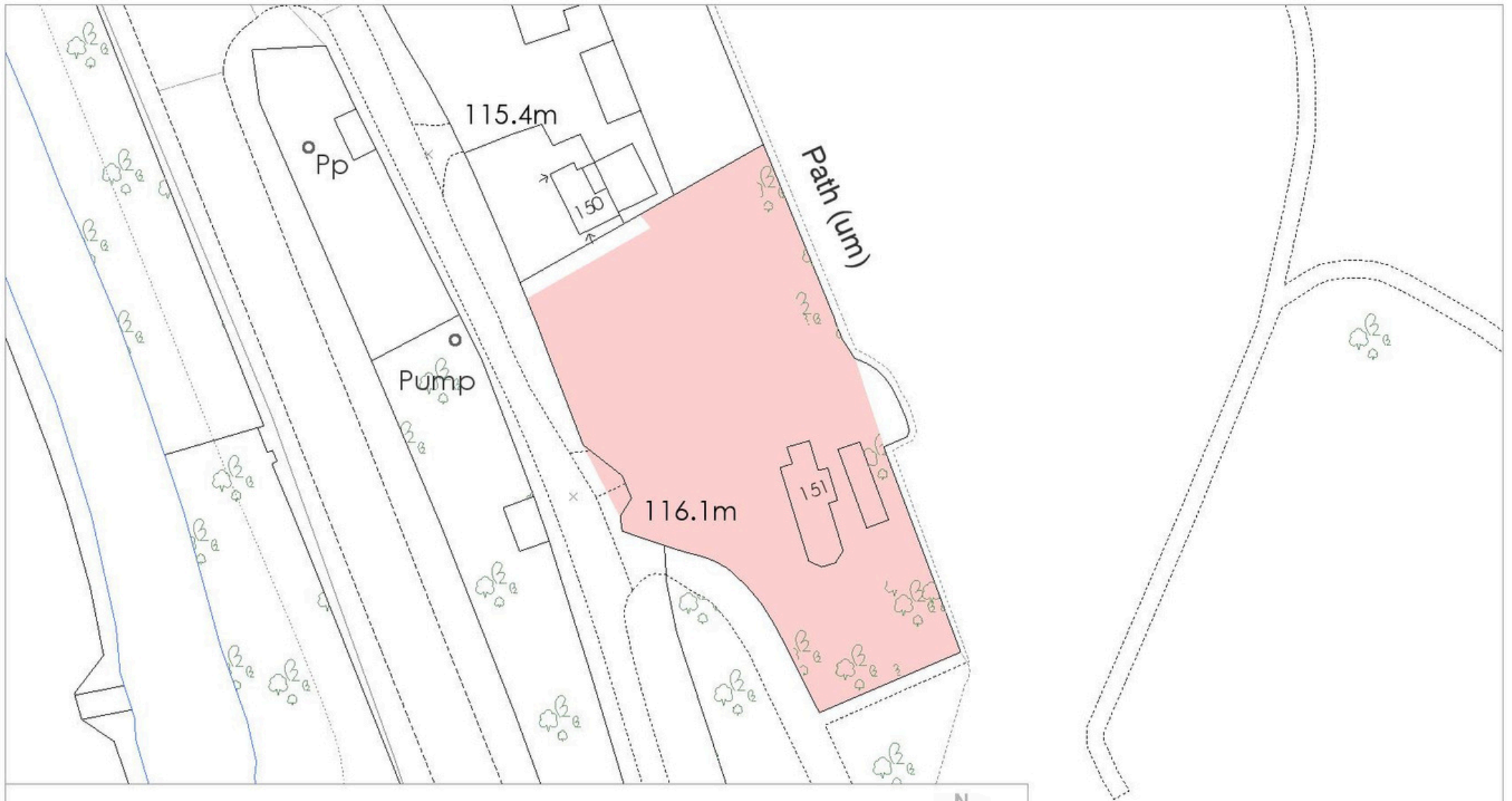
that has a WC with it which could be used for a variety of uses including home office, workshop or home gym. There is a south/west facing patio area ideal for seasonal al-fresco dining and entertaining. To the rear of the property, there is a large woodland that has exceptional walks.

## Situation

Peace Haven is situated just a mile north of Onibury on Whettleton Hill. The area benefits from rural countryside views and offers great connections with the A49 at easy reach. Ludlow can be reached at a short distance away and offers all of the day-to-day amenities including supermarkets, cafes, pub, restaurants and much more. Connections in the area are good with the train station at Ludlow and the A49 connecting you to the wider motorway network.







## Peacehaven

Total Area (0.25 ha / 0.61 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright  
Licence No ES 100018525

Not to Scale. Drawing No. V15484-01L | Date 04.08.21



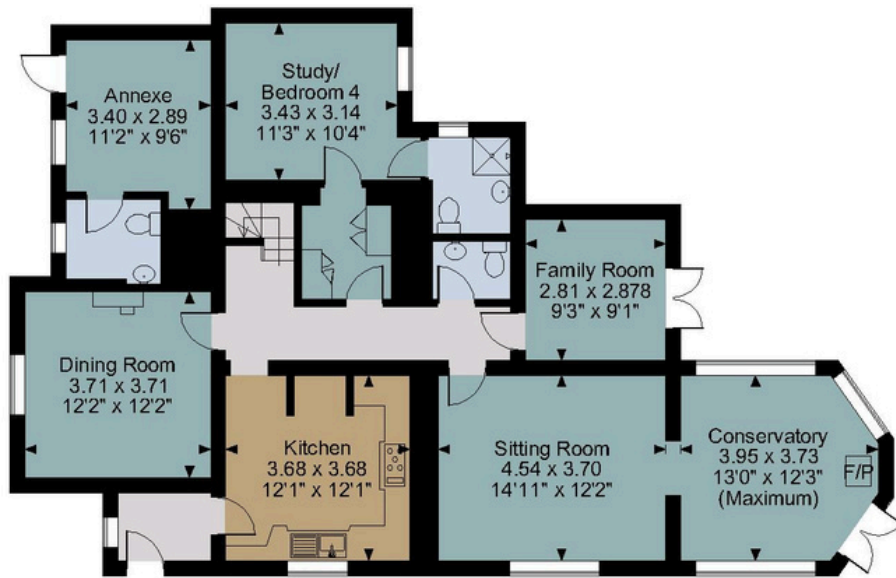
## Peace Haven, Whettleton Hill Whettleton, Craven Arms

Approximate Gross Internal Area

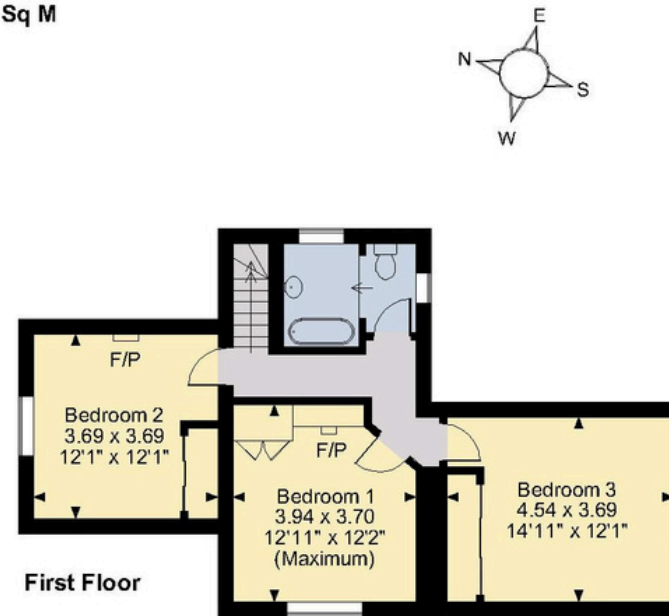
Main House = 1823 Sq Ft/169 Sq M

Annexe = 135 Sq Ft/13 Sq M

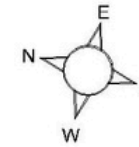
Total = 1958 Sq Ft/182 Sq M



Ground Floor



First Floor



### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8473919/WFF

**Directions:** From Ludlow, head North on the A49 continue for about 6 miles and turn right signposted for 'Whettleton Hill'. Continue around the bend right hand and Peace Haven is the second property on your left indicated by its name plaque.

What3words - ///recently.uplifting.unsigned

**Local Authority:** Shropshire Council.

**Services:** Mains water & electricity. Private drainage. Oil-fired central heating.

**Council Tax:** Band D

**Wayleaves, easements and rights of way:**  
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.



50 Bull Ring, Ludlow, SY8 1AB

01584 817977

[ludlow@markwiggins.co.uk](mailto:ludlow@markwiggins.co.uk)

[www.markwiggins.co.uk](http://www.markwiggins.co.uk)

**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated April 2024. Photographs dated March 2024. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX