



The Gables
Wistanstow, Shropshire, SY7 8DG



A beautiful stone-built period property offering extensive flexible accommodation with beautiful gardens situated within a rural village.

Craven Arms 1.5 miles, Ludlow 9 miles, Shrewsbury 20 miles

Hall | Cloakroom | WC | Drawing room | Kitchen/breakfast/dining area | Dining room | Sitting room | Principal bedroom with en-suite bathroom and dressing room | Five further bedrooms (one en-suite) | Two shower rooms | Study | Store room | Cellarage | Gardens | Terrace | Kitchen garden | Pond | About 0.5 of an acre | EPC: G

The Property

The Gables is a beautiful stone-built property boasting a wealth of character situated within the rural village of Wistanstow. The property boasts a tremendous 5,800 square feet of flexible accommodation with retained period features including high ceilings with intricate cornicing, sash windows and original fireplaces. Upon entering the property, you are welcomed to a spacious reception hall with original wooden floorboards. From here is the magnificent drawing room which is 26ft long and offers beautiful sash windows and a cast iron open fireplace. The kitchen is extremely well equipped and light filled enjoying views of the rear gardens. The kitchen is fully fitted with units and appliances including a traditional AGA, Miele ovens and ample pantry storage. There are French doors accessing the terrace, ideal for seasonal al-fresco dining and entertaining. There is a breakfast area providing seating leading through to the dining room. The dining room offers exposed beams, flagstone flooring and a wood burning stove. The sitting room is spacious and also has a wood burning stove and French doors

On the first floor, the principal bedroom boasts superb proportions and has a large en-suite bathroom with a freestanding bath and a walk-in dressing room with fitted storage. There are five further double rooms, one benefitting from an en-suite shower room. There are two further family shower rooms servicing the first floor. There is also a laundry room and a store room. The first floor can be accessed by two separate staircases. On the second floor, there are two further rooms which can be used as further bedrooms as required, or provide superb study space or store rooms. The Gables benefits from extensive cellarage providing excellent storage.

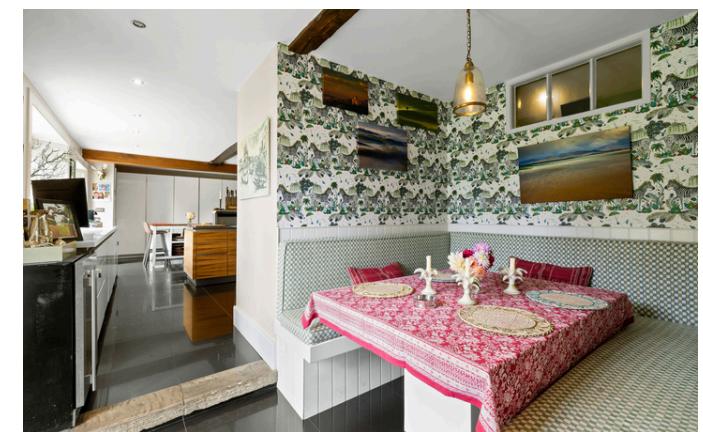
Outside

The gardens extend to around 0.5 of an acre in total and are mainly laid to lawn with some exceptionally well stocked herbaceous borders and shrubbery throughout. The gardens wrap around the property providing three aspects and also enjoy a beautiful pond and terrace area, ideal for seasonal al-

fresco dining and entertaining. There is also a superb kitchen garden providing raised beds and a greenhouse. The property is approached through private gates leading over a gravelled driveway providing ample parking for a number of vehicles.

Situation

Wistanstow is a delightful rural village offering a community shop, a village hall, public house, church and a primary school. There is ample opportunity for countryside walks all around. Just over a mile away is the market town of Craven Arms offering all of the day-to-day amenities required and a train station. Just further afield are the vibrant and historic market towns of Ludlow and Shrewsbury, both offering a wider range of facilities and leisure. Schooling in the area is good with a primary school in the village and secondary schooling in the nearby market towns. For the private sector, Bedstone College and Shrewsbury School are both within good reach.











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Approx. Gross Internal Floor Area

Cellar = 750 sq. ft / 69.75 sq. m
Main House = 4902 sq. ft / 455.20 sq. m
Garage = 173 sq. ft / 16.10 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

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

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Directions: As you turn off the A49 signposted for Wistanstow, proceed for about 500 yards and find the property on your left hand side just before the junction.

What3words: //shepherdess.greeting.joys

Local Authority: Shropshire Council.

Services: Mains water, drainage and electricity. Oil fired central heating.

Council Tax: Band G.

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.



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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 September 2023. Photographs dated September 2023. 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