



nick tart

Abbeywell House, Barrow Street, Much Wenlock

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An outstanding and imaginatively designed town house that must be viewed to be appreciated

- Extensive entrance hall
- Breakfast kitchen
- Pantry
- Wine store
- Laundry room
- Bedroom
- Dressing room including cloaks and wc
- Further bedroom
- Family bathroom
- Stunning first floor landing including balcony
- Study / further bedroom
- Drawing room
- Master bedroom with ensuite bath / shower
- Substantial garage block including office, sauna, etc
- Parking
- Lovely large secluded and landscaped rear garden

Abbeywell House built in the late 1980's, carefully designed by the Mason Richards Partnership to successfully subtly blend with the architecture of what must be much Wenlock's finest street. The majority of the elevations are faced with the local stone, there is a lovely, secluded courtyard to the front and to the rear is an outstanding mature town garden.

The accommodation features a stunning entrance atrium over the hall and stairway that rises to the first floor to conversably enhance the internal accommodation. The entrance hallway has exposed timber handrails and leading off is a dining room that rises to the full second floor apex of the roof and features exposed trusses, rafters and local stone faced walls and deep windows overlooking the courtyard. There is a French window to the rear garden.

The breakfast kitchen has an extensive range of units including two peninsula units, a good range of base units, wall cupboards, hob with extractor over, Bosch oven and microwave, breakfast area and in inner hall off which is a pantry with a cold slab, a wine cellar together with a laundry room. There is access to the rear garden.

From the entrance hall two steps lead down to a further inner hall off which is a dressing room with built-in cupboards and drawers, together with a sink, and a built-in cloaks cupboard together with a wc.





There is a further inner hall giving access to a spacious bedroom with fitted twin double wardrobes together with a central vanity unit including bowl and cupboards, there is a door to the rear garden. There is a second bedroom on the ground floor with triple built-in wardrobes and a French door to the rear garden together with a family bathroom (bath, wc, vanity unit and built-in cupboards).

From the hall, a stairway with open spindles leads to a spectacular landing with central post rising to a further skylight and access to a small balcony overlooking the dining room.

There is a study (which could be a further bedroom) which includes built-in wardrobes and a sitting room with timber paneling and bookshelves, central ornate fire surround with fitted cast iron gas wood burning style stove. There are extensive views over the garden and to the woodland beyond. Also in the sitting room, partitioned by timber bookshelves with a central double door, is a small "entertainment suite" which includes a sink and shelving.

The master bedroom is approached from the landing and has wide windows with views, extensive built-in wardrobes and a large ensuite which includes "his and hers" vanity basins, bath, wc and shower.

Outside as mentioned earlier, there is a lovely secluded courtyard to the front. A side access driveway (shared) leads to parking and adjoining, the garage block which is substantial and comprises a double garage (20'0" x 19'6"), a potting shed (9'6" x 8'3"), an office (12'5" x 9'4"), together with a shower room and sauna.

The rear garden is both mature and secluded. Adjacent to the rear of the house are areas of paving subtly blended with the rear elevation of the house. There are steps down to a lawn with a central path leading to a further seating area, there are extremely well-stock borders with a wealth of flowers and shrubs together with ornamental trees. There is a summerhouse together with an ornamental pool.

The gardens successfully complement the house and accommodation.

Services

All mains services, gas fired central heating. Council tax band G.

GUIDE PRICE £995,000

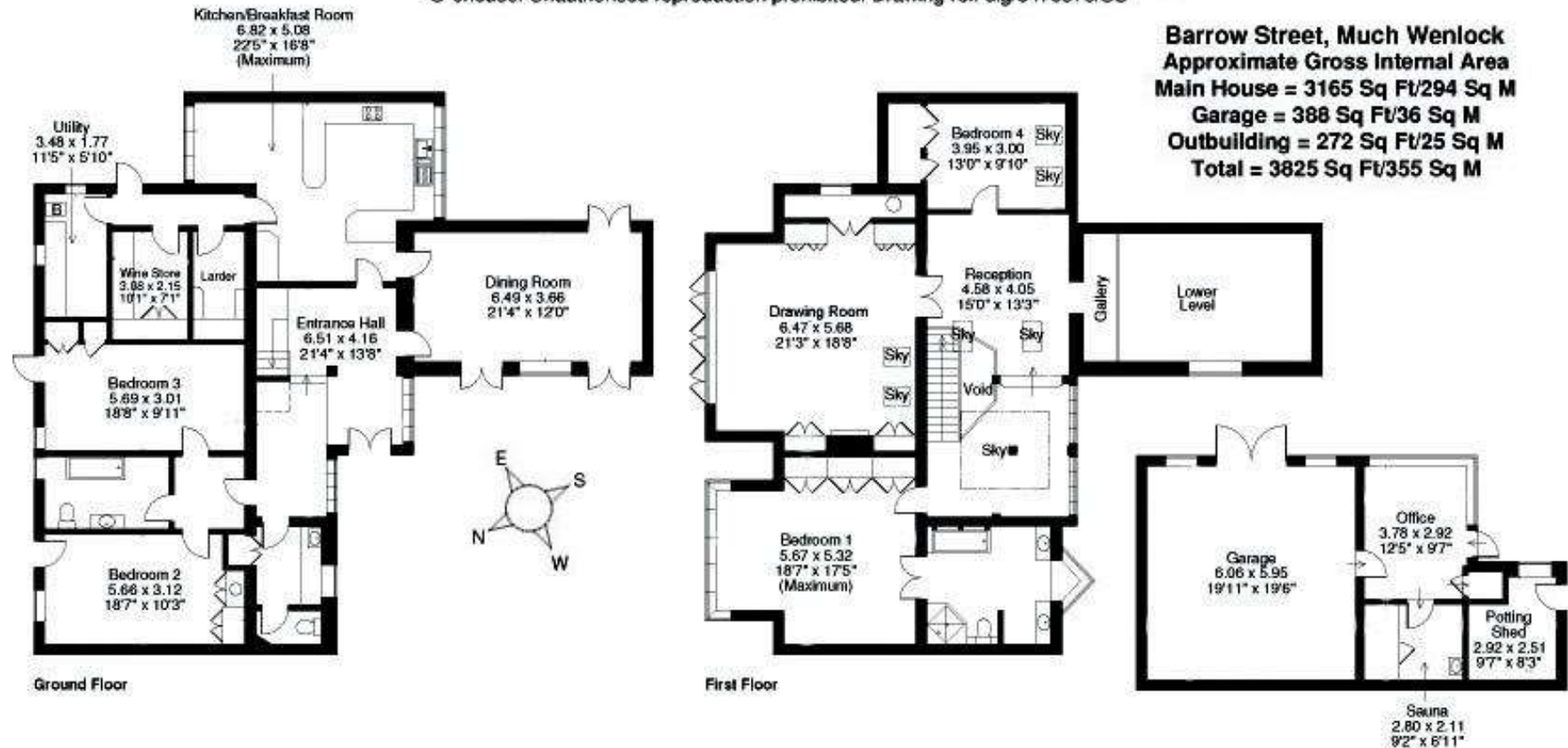




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Property Information:

There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

Anti Money Laundering & Proceeds of Crime Acts:

To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

Important:

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.

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18 Barrow Street, Much Wenlock, TF13 6EN
T: 01952 767877 muchwenlock@nicktart.com

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