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5 St Mary's Lane, Much Wenlock

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Much Wenlock is steeped in history. The town grew around a Monastery founded around 680AD which was replaced by a Priory, the ruins of which can still be seen. Attractions include a 16th century Guild Hall that houses a Saturday Flea Market and of course, the residence of Dr William Penny Brookes who founded the Olympic Games in 1850.

The town centre has a good range of shops, convenience stores and restaurants. There are both primary and secondary schools. The surrounding countryside is beautiful and unspoilt. Nearby is the Wenlock Edge, from which there are views across the Shropshire Plains in to Cheshire. Not far away, Telford has access to the M54 motorway and a rail link to London. The county town of Shrewsbury is within easy motoring distance.

A distinctive property situated in St Mary's Lane and locally known as the Old Toll House. This listed property has a wealth of original features and yet has been modernised to provide a charming cottage.



A part glazed entrance door leads to a dining hall with original arched window and stairs leading up to the conservatory, which has bi-fold doors opening to the garden. A few steps lead up to the garage which has a window to the rear and is currently used as a storeroom but could be used as a bedroom (subject to regulations), shower room with electric shower tiled walls and floor, WC and washbasin.

The sitting room has an exposed brick floor, three arched windows and exposed timbers a woodburning stove and a door opening to the front of the property. Steps lead down to the kitchen (originally the cellar) which has been tanked and now includes base cupboards, space for a fridge, wood effect worksurface and a circular stainless steel sink. The later entrance opening is a useful serving hatch to the dining room.



From the sitting room stairs lead to a half landing and bathroom with a corner bath with electric shower over, WC and vanity washbasin. From the landing a short flight of stairs leads to the twin bedroom which has views looking down St Mary's Lane, the main bedroom which is a double also has views towards Racecourse Lane.

Outside, there is a cottage garden with a stone boundary wall, lawned area and borders with roses, shrubs and hedging. To the side of the cottage is a driveway which leads to the garage. No upward chain.

**Guide Price: £385,000**

**Directions:**

In Much Wenlock, at the end of the High Street, turn right on to Barrow Street and then turn right immediately after the Raven Hotel into St Marys Lane. Continue a few hundred yards where the property is found in front of you, on the junction with Racecourse Lane. Driveway parking is on St. Marys Lane. The postcode is TF13 6HD.

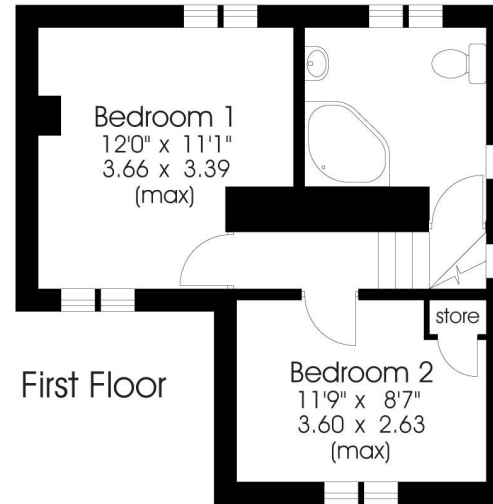
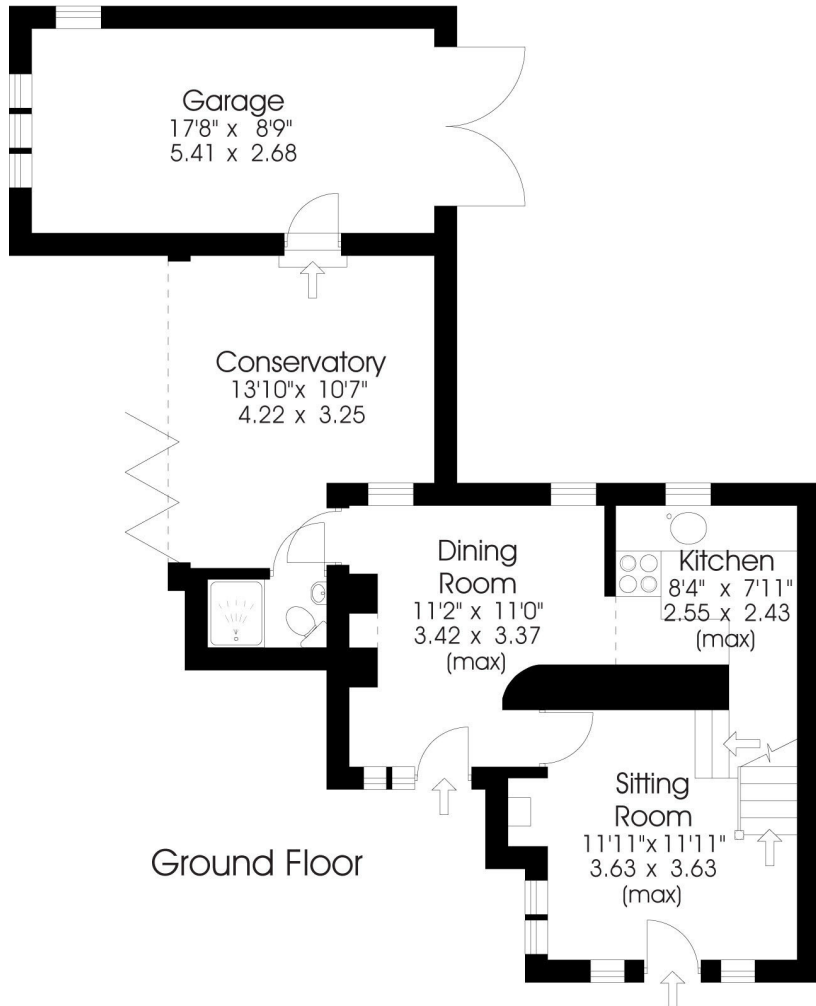
**Services:**

Mains electric, gas and water. Gas central heating.  
Energy Performance Rating – Grade II Listed (Exempt).  
Council Tax band D.





Approx Gross Floor Area = 947 Sq. Feet  
= 88.0 Sq. Metres



**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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