



nick tart

Bank Cottage, Kenley

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Kenley is a sought-after village location. It has wonderful surrounding countryside providing many walks, cycling and bridleways. About 5 miles away is the town of Much Wenlock with a range of facilities including supermarket, public houses, doctors, dentist together with junior and secondary schools. The county town of Shrewsbury is about 10 miles away and offers a wide range of shopping and leisure facilities, including Cinema, and Theatre, state and private schools and a railway station which connects to the national rail network.

Bank Cottage is a charming, thatched cottage thought to date back to circa 1780 a situated in the village of Kenley. The village is surrounded by beautiful countryside, offering excellent walking and hacking opportunities.

Briefly, the accommodation includes - entrance hall with guest cloakroom, sitting room with wood burning stove fitted kitchen with Stanley cooker and glazed door to the conservatory, study area. There is a spacious dining room with exposed timbers, the drawing room has an open Inglenook fireplace and glazed doors to the conservatory which has a solid roof and stone flooring.



Stairs lead to the first floor and landing. The master bedroom has built-in wardrobes and opens to an ensuite shower room with corner shower, WC and vanity basin. There are 2 further bedrooms with wardrobes. The family bathroom has a corner bath with shower over, vanity basin and wash hand basin.

The Annex currently is divided into two dwellings, The Garden Room, which has a sitting/dining area kitchen, double bedroom and shower room. The Studio Apartment has an open plan bed/sitting room, kitchen and shower.

The cottage sits within large mature gardens with extensive lawn, vegetable garden and raised beds and access to a double garage and rear driveway.

The orchard area has a preplanning application (app/22/000054) which can only be connected to the cottage.

**Guide Price: £875,000**

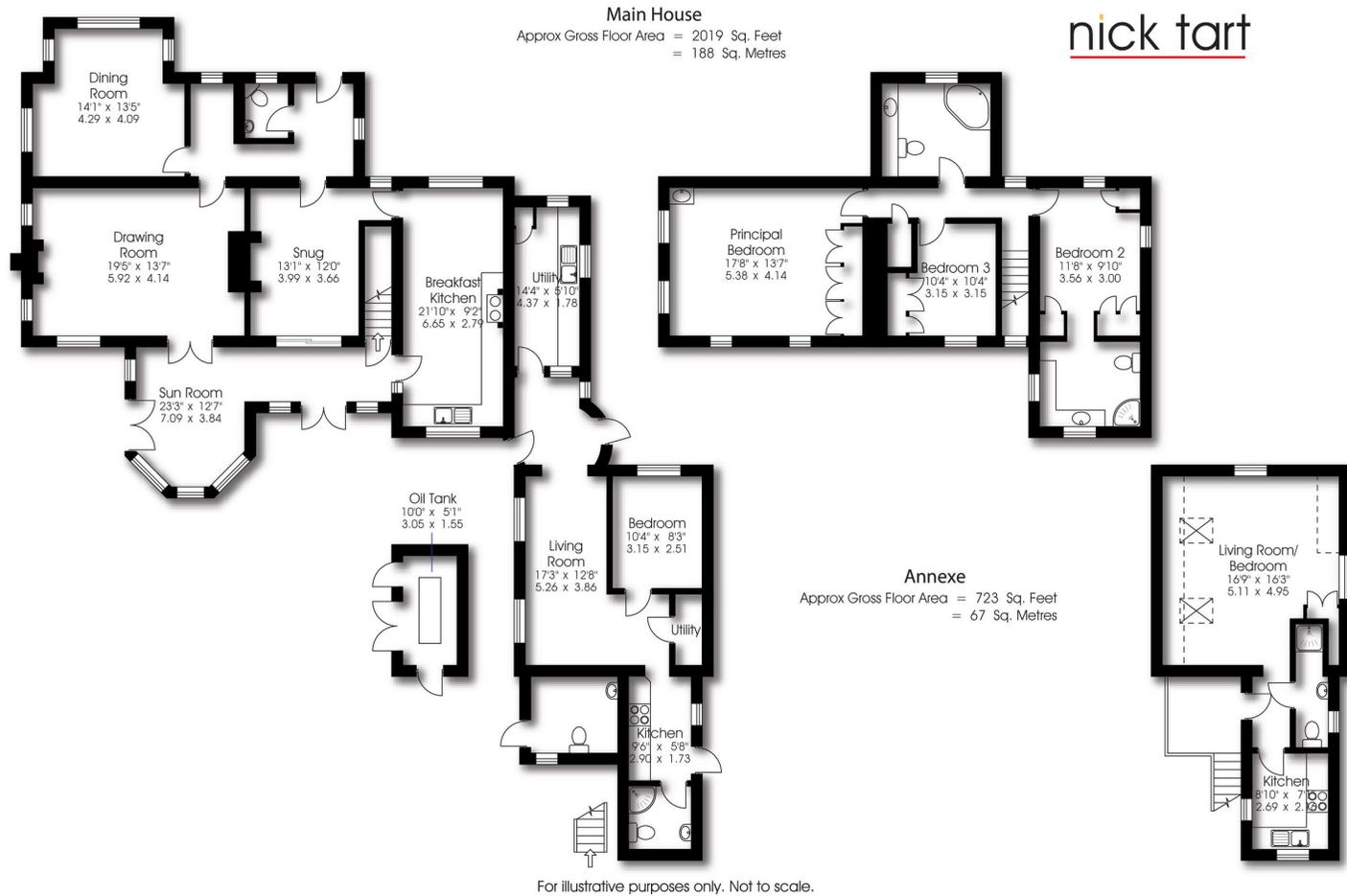
**Directions:**

From Much Wenlock travelling towards Shrewsbury on the A458 continue down Harley Bank passing the Plume of Feathers public house on the left, and turning left at the bottom of the hill towards Harley. Continue, passing the church on the right-hand side and then turning left signposted Kenley. Continue until you arrive in the hamlet, and the church is on the right. Proceed to the T junction where the property can be found on the left. The postcode is SY5 6NW.

**Services:**

Private drainage. Oil fired central heating.  
Energy Performance Rating F.  
Council Tax band D.





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**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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