



Moreton House

nick tart



Much Wenlock is steeped in history. The town grew around a Saxon monastery founded around 680AD that was replaced by a medieval Priory, the ruins of which can still be seen. Attractions include a 16th century Guild Hall that houses a Saturday Flea Market and the residence of Dr William Penny Brookes who founded the modern 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 Shropshire countryside, celebrated by poets, is inspiring. Nearby Wenlock Edge, popular with walkers, is within the Shropshire Hills Area of Outstanding Natural Beauty, offering spectacular views from its woods across Severn Vale to Wales. The modern town of Telford, 8 miles away, has access to the M54 motorway and rail links to London. The historic county town of Shrewsbury, just 13 miles away, has rail links to Wales and Manchester.

Morton house is an imposing Georgian town house circa 1800 situated in Barrow Street just off the High Street and a level walk into the centre. The house offers spacious three-story accommodation retaining many original features. The front elevation has sash windows which are secondary glazed, the rear elevation is southwest facing. The rooms are well proportioned and have high ceilings and many original period features have been retained.

The part-glazed entrance door with stained glass opens into the dining hall with part tiled and tessellated floor, high ceilings, original cornice and dado rail. The fireplace has a coal-effect gas fire on tiled hearth.

The dining hall leads into the kitchen with terracotta floor tiles and a range of bespoke wall and base cupboards, granite worksurface, twin stainless steel sink, cream 4-oven Aga with hot plate. The glazed ceiling extends over to the conservatory also with terracotta floor tiles and glazed doors to the garden. Folding glazed doors lead to a sitting room which has a marble fire surround and Clearview woodburning stove. Leading from the kitchen is the garden room with skylight and double doors to the garden. A step down takes you to the vaulted utility/laundry area with plumbing for washing machine, space for tumble dryer, fridge/freezer and water softener. Downstairs cloakroom.



On the first floor the landing has windows with front and rear aspects, useful storage incorporating airing cupboard, central heating boiler and shelving. There is further additional floor-to-ceiling storage with mirror doors.

The spacious master bedroom enjoys views to the rear garden and has a range of wardrobes. The ensuite has a large frameless shower cubicle and Heritage suite together with a walk-in wardrobe. Bedroom 2 has views to the front of the property. The family bathroom has a bath washbasin and WC. Stairs lead to the second floor with 2 further bedrooms, a landing, walk-in wardrobe, WC and shower .

Outside to the front of the house are wrought iron railings and to the side is a gated passageway which leads to the rear garden which has mature trees, shrubs, plants and meandering pathways leading from the sunken flagged patio. Steps lead to the seating area with pergola and further up there is a lawned area (water feature), shed and summer house and brick potting shed. At the bottom of the garden is a home office/studio with power, electric heating, built-in worksurface and window looking back down the garden.

Guide Price: £650,000

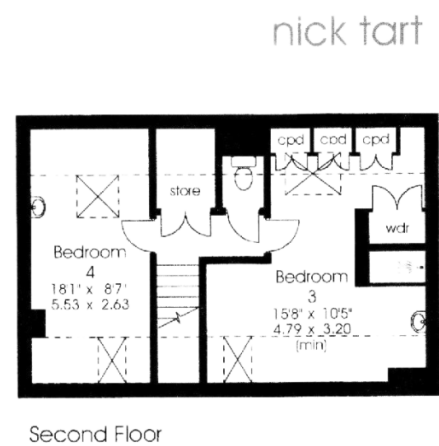
Directions:

From Much Wenlock High Street turn right into Barrow Street, continue past the Raven Hotel on the right and the turn for St Mary's Lane and in just a few yards Morton House is situated on the right. The postcode is TF13 6EP.

Services:

All mains services are connected including gas fired central heating..
Energy Performance Rating D.
Council Tax band F.





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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