



nick tart

Barn Owl Cottage, 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 charming cottage built of Wenlock Stone and featuring lots of character including exposed beams. Previous plans were approved to erect a two story extension providing a dining room and a 3rd bedroom with ensuite and a conservatory linking to the cottage - permission has lapsed and would need renewing.



The present accommodation includes a part-glazed door to the entrance hall with tiled floor, cloaks cupboard with hanging rail and shelves and a guest cloakroom with washbasin and WC. There is an L-shaped kitchen/dining area with wood effect flooring, exposed ceiling beams and space for a table. There is a range of wall and base cupboards with marble work surfaces, double ceramic Belfast sink with mixer tap, a gas hob with extractor above, electric double oven, space for fridge and freezer, understairs storage, a glazed door leads to the rear garden. The sitting room has a door and windows to the front and side of the cottage with fitted shutters, there is a woodburning stove on a raised hearth.

The stairs, which lead off the rear dining area, have exposed wooden spindles and handrails and lead to the first floor landing which has a study area and two bedrooms, both with built-in cupboards. The bathroom has a bath with shower over and folding shower screen, a Velux window, WC and pedestal washbasin.

Outside to the front and side are flower borders and a stone boundary wall. There is private gravelled parking for two vehicles and access to the rear stone walled garden through wooden gates. The garden is well stocked with shrubs and plants and provides a beautiful area in which to sit. No upward chain.

Viewing recommended.

Guide Price: £399,500

Directions:

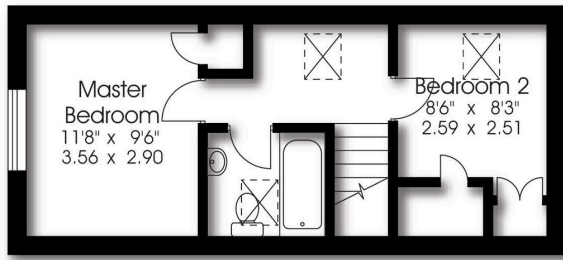
From the bottom of Much Wenlock High Street, turn right on to Barrow Street. Take the next right on to St Mary's Lane and the property is found just a few yards along on the left hand side, just before the junction to Racecourse Lane. The postcode is TF13 6HD.

Services:

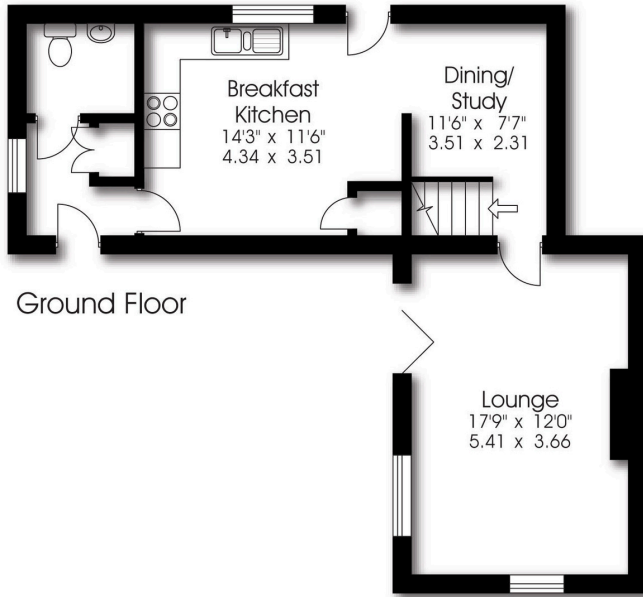
All main services are connected, gas fired central heating.
Energy Performance Rating C.
Council Tax band C.



Approx Gross Floor Area = 888 Sq. Feet
= 82.6 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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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