



nick tart

6 Church Farm Barns, Sheinton

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The Hamlet of Sheinton is situated to the north of Much Wenlock. Nearby in the village of Cressage there is a medical practice, primary school and village shop. To the north east of Sheinton is the former new town of Telford where there are a good range of amenities, shopping facilities and access to the M54 Motorway and a rail link to London.

A single storey attached barn that is beautifully situated in the village of Sheinton. Well-proportioned layout with many rooms having high ceilings giving a feeling of light and spaciousness.

The accommodation includes an impressive entrance hall with wooden flooring which continues through into the sitting room that has high ceilings and exposed timbers, a wood burning stove on a tiled hearth and French doors to the rear garden. The separate dining room also has wooden flooring and French doors. The kitchen has views to the front of the barn and a good range of wall and base units, worksurface with double Belfast sink with instant hot water tap, built-in appliances including dishwasher, fridge, freezer, oven, induction hob and extractor.



The bathroom has a white and grey suite including both a bath and shower, basin and WC. To the rear of the hall there is a study area and two storage cupboards. Beyond are two double bedrooms, the largest has built-in wardrobes and French doors opening to the rear garden.

To the front a driveway leads to a previous garage and laundrette, now converted to an annexe providing open plan sitting/bedroom area and a large shower with WC and vanity basin. There is also a laundry area with space for a washer and dryer.

To the rear of the barn is a south facing garden with landscaped patio area and steps leading to the upper deck terrace giving views over the rooftops towards the Medieval Parish Church in the distance. To the front of the property is a gravel driveway with private parking for several vehicles, a lawned area, flower borders and boundary hedging.

Viewing is strongly recommended.

**Guide Price: £415,000**

**Directions:**

From Much Wenlock take the A4169 signposted Buildwas. Just as you leave the town, passing the turning to Homer on your left, proceed for around 50 meters and then fork to the left. Follow to the right into Sheinton, continue through the hamlet and look for the village church up to the right, then take the 2nd private turn to your left. Proceed past the barns on your left and the access will lead you to 6 Church Farm Barns. The post code for the property is SY5 6DN.

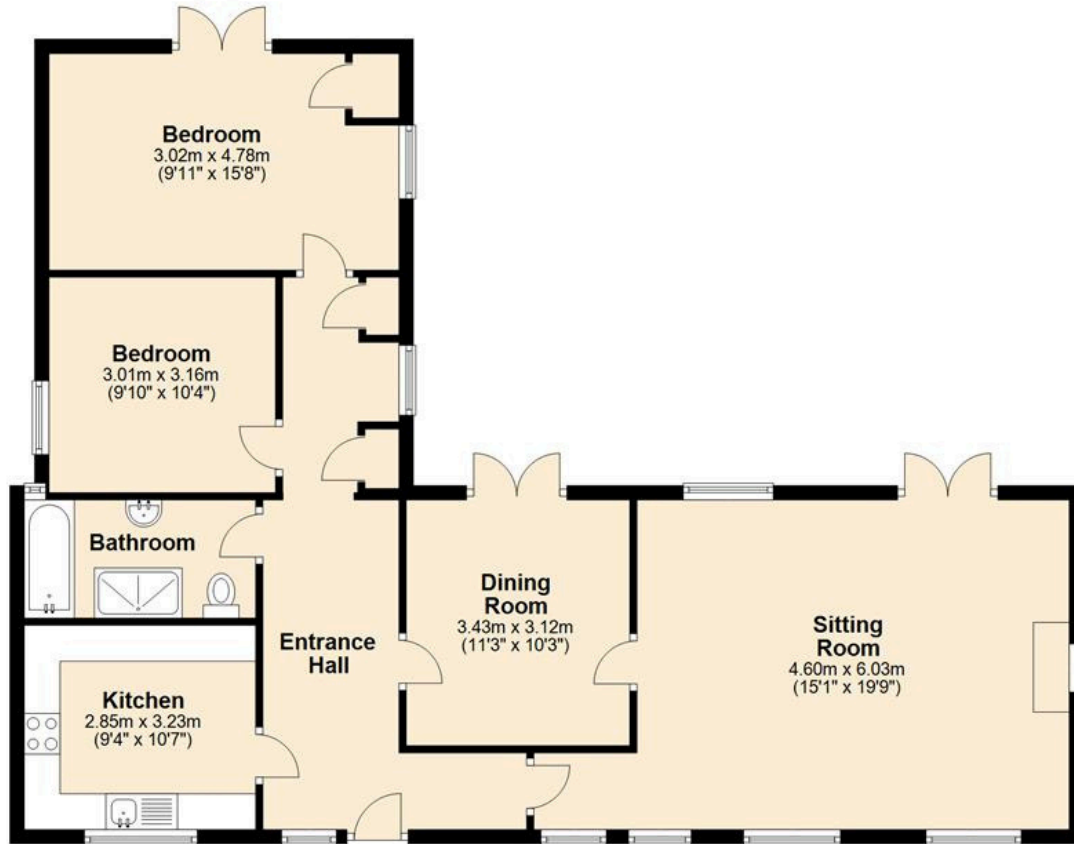
**Services:**

Mains water, LPG heating, private drainage.  
Energy Performance Rating E.  
Council Tax band E.



## Ground Floor

Approx. 97.9 sq. metres (1053.9 sq. feet)



Total area: approx. 97.9 sq. metres (1053.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



**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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