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The Folley, Much Wenlock Rd, Buildwas

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Buildwas is situated between historic Ironbridge and Much Wenlock, which is a market town and has a High Street, Junior/Secondary schools, doctor and dentist. Close by is Buildwas Abbey, the ruins of the Cistercian Abbey now owned by English Heritage, are open to the public. In the centre of Buildwas there is a Church, Village Hall and a Junior School. There are beautiful views over the River Severn and The Wrekin which is a local landmark. At Telford there are road and rail networks connecting to the rest of the country, the County town of Shrewsbury is about 12 miles away.

The Folley was originally two cottages and is believed to date back, in part, to the 17th century. Over the years the cottage has undergone alterations and extensions, yet still retains many original features. Now occupied as one house with two staircases, it could be possible to close the connecting door leading to the 2 bedroom accommodation (previously a holiday let) which could be ideal for a dependant relative.

A part-glazed entrance door opens into the porch. Beyond is a hall with a high ceiling open to the apex of the roof which has stained glass inset features. There is useful understairs storage. A half-glazed door leads to a breakfast kitchen which has a range of wall and base units, 2-oven oil AGA, granite worksurface, a Bosch electric oven with induction hob, a Belfast sink with mixer taps and space for a dining table. There are views to the front and side of the property. The sitting room has exposed beams on the walls and ceiling, a large Inglenook fireplace with beam above, tiled hearth and a Scandinavian ACR multi-fuel Stove. French doors open to the garden. From the sitting room, a step leads down to the study/office and the front entrance door.



From the hall, a staircase leads to a landing, the master bedroom which has exposed timbers, views to the front of the property and ensuite shower with WC, built-in base cupboards, washbasin and mixer tap. Bedroom 2 has a Juliet balcony with iron railings, exposed bricks and beams and views towards the Wrekin. The family bathroom has exposed floorboards, a corner shower, pedestal wash basin and a built-in linen cupboard.

In the main house, beyond the sitting room a doorway leads to a potentially separate living area which has been used as a holiday let. It comprises a sitting room with tiled flooring and a feature fireplace with electric wood burning effect fire on a raised hearth. Tiled flooring leads to the dining kitchen which has a range of oak effect wall and base units, built-in oven, hob, integrated dishwasher and fridge freezer, worksurface with inset 1½ bowl sink/drain, door to the garden, views to both sides of the property, understairs storage and an inner hall. The bathroom has a tiled floor, exposed wall beams, freestanding roll top bath with ball and claw feet, pedestal wash basin, WC and shower cubicle.

On the first floor is a landing area and a good size double bedroom with exposed beams on both the ceiling and walls and a useful built-in storage cupboard, freestanding vanity unit having a hand wash bowl with pillar tap, and shelf. Bedroom 2 is a large single and has views to the side and rear.

Outside there is a detached, double garage which has French doors at the rear that open to a kitchen/sitting area. A staircase leads to a useful storage/hobby room which could be converted (subject to planning and building regs) to provide further accommodation. There is a first floor side door and an external brick staircase down to the drive. To the rear is a garden area with raised border and views over the adjacent farmland.

Behind the cottage, the garden has meandering paths and seating areas to take into account the views and surrounding farmland, there is a brick log store with tiled roof, a Loggia/seating area and at the side of the cottage an open fronted brick and tiled storage shed. There is a wonderful barbecue area (which catches the evening sun) that has been created using bricks which are thought to have been from a former Pigsty.

There are many mature flower beds with plants and shrubs, several fruit trees and several lawn areas. To the front, a gravel driveway leads to ample parking space and the garages.

No Upward Chain.

**Guide Price: £650,000**

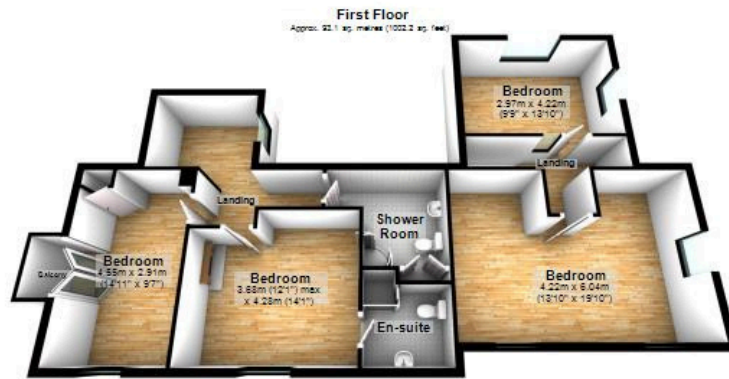
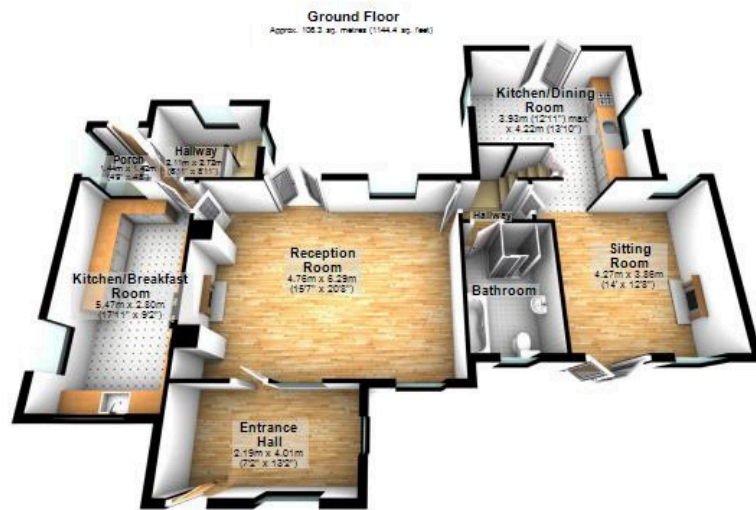
**Directions:**

From Much Wenlock, heading towards Ironbridge on the A4169, continue through Farley Dingle past The Cavalier Centre on the right hand side. Continue past the turning for The Wyke on the right and after a short distance, the property can be found on the right hand side, standing up and back from the road. The postcode is TF8 7BP.

**Services:**

Oil central heating, septic tank, private water.  
Energy Performance Rating – N/A Listed.  
Council Tax band F.





Total area: approx. 199.4 sq. metres (2146.7 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 misstatement. 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, 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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