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Cornmeadow Cottage, 8 Shrewsbury
Road, 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.

An extended detached cottage which retains many original features and charm, also having the advantage of full planning permission for a two-story rear extension.



The cottage has “Resident” double-glazed windows and central heating. There is plenty of parking, a garage and garden with far reaching views over farmland towards Much Wenlock.

An entrance door opens into the sitting room which has exposed timbers and a stone fireplace and woodburning stove, double doors lead to the garden. The dining room has an exposed stone wall and ceiling timbers, beyond is the fitted kitchen which has a tiled floor, wall/base units, range style cooker, space for dishwasher and fridge/freezer. Beyond is a door through to a spacious utility room with double Belfast sink, wall/base storage units and space for washing machine and freezer, and door to the garden. There is also an office/bedroom/family room with views to the garden. On the first floor, there are three good sized bedrooms. Bedroom 1 has built-in wardrobes, there is a family bathroom that has a bath with shower over, wash hand basin and WC.

Outside and to the front, the property is approached over a driveway that offers plenty of parking together with a single garage. To the rear there is a large garden mainly laid to lawn there are mature flower borders, pond with water feature, summer house and a patio seating area close to the house. There are beautiful, all year-round views over farmland.

The planning permission for the extension is available to view online Planning Ref 22/04512/full and more information is available on request.

Guide Price: £495,000

Directions:

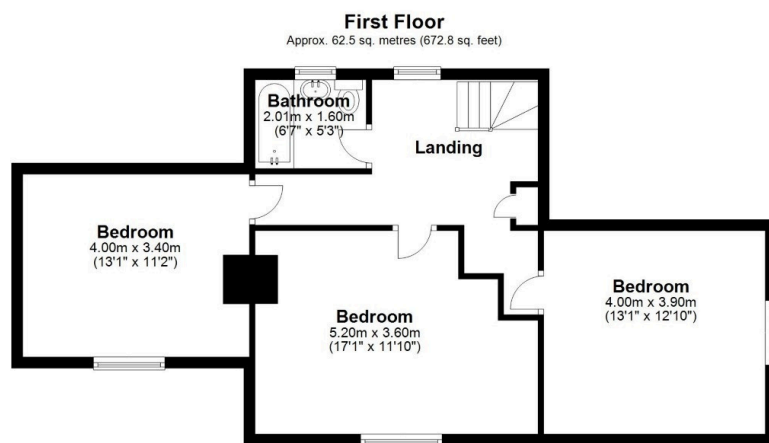
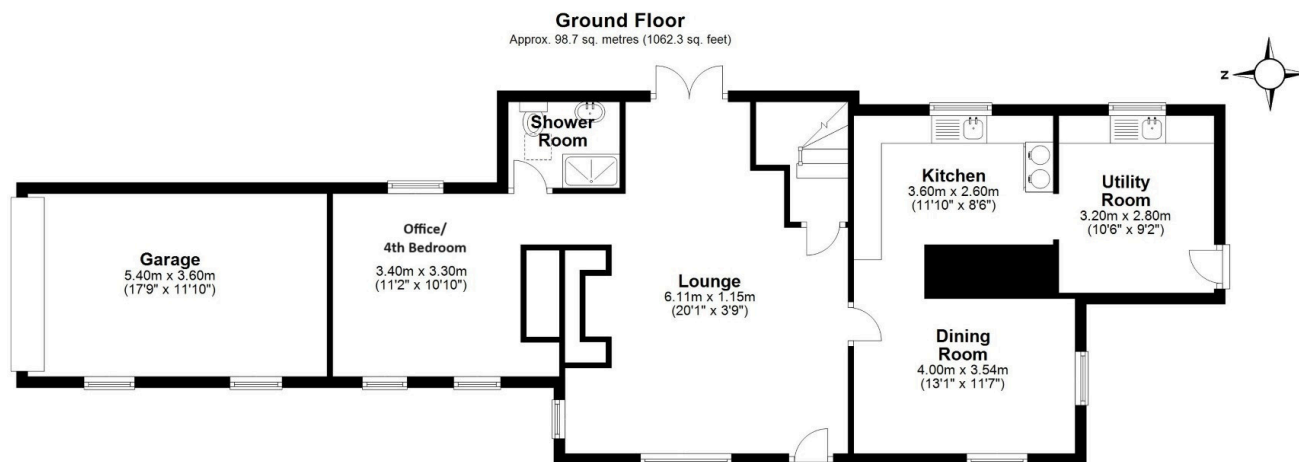
From Much Wenlock leaving on the A458 towards Shrewsbury continue past the left hand turn to Church Stretton to the brow of the bank, where the cottage can be found on the right hand side, behind a mature boundary hedge. Turn right and immediately right through the gate onto the drive. If you get to the “ The Edge” activity centre you have missed the cottage. The postcode is TF13 6DB.

Services:

Private drainage; Oil central heating.
Energy Performance Rating E.
Council Tax band F.

Note: Photographs taken in April 2024.





Total area: approx. 161.2 sq. metres (1735.1 sq. feet)

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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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