



nick tart

45 Sheinton Street, 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.

Originally a 3 bedroom cottage with an adjacent barn which was converted over 30 years ago and is now known as number 44. It has been used as holiday accommodation but could be ideal for dependant relatives. There is also potential to combine both properties into one spacious dwelling (subject to relevant planning permission).

The house is approached off Sheinton Street and has a porch, leading to a dining hall with exposed ceiling beams, a feature fireplace with an electric coal effect fire on a quarry tiled hearth with beam above. To the left is the sitting room, which has a window with deep sill and views to the garden, exposed ceiling beams and a feature brick fireplace tiled hearth with woodburning stove and beam above. Beyond the dining room, off an inner hall with tiled floor is the guest cloakroom with WC and washbasin with worksurface and space below for a washing machine. There is also a storage cupboard and a useful larder. The tiled floor continues to the breakfast kitchen with views towards the garden and a purpose-built wooden kitchen with Range cooker, space for a fridge/freezer, wall and base units together with a corner unit with display shelving. The worksurface has an inset one and a half bowl Frankie composition sink with drainer and tiled splash back. There is also space for a breakfast table and chairs. A part-glazed door leads to the garden.



Off the dining hall, stairs with stained spindles, lead to the spacious landing with roof lights and storage cupboard with hanging rail and shelving. Bedroom 1 is a double room with views over the garden, the ensuite shower has a WC and vanity basin. There is also an airing cupboard with slatted shelves. Bedrooms 2 and 3 are both double rooms and the family bathroom has a bath, WC, pedestal washbasin and window with views to the rear garden.



The original barn known as No 44 is approached from the driveway with a door to an inner hall and a living room which has an inglenook fireplace with gas, wood effect fire on a quarry tiled hearth with beam above. There is a door to a small hall and the kitchen / dining room which has a tiled floor, exposed wall, ceiling beams and a brick feature dividing wall to the kitchen, with a range of shaker style units, wood effect worksurface with inset stainless steel sink with drinking tap and drainer, space for a table, a cooker and a fridge. There are French doors opening to the patio and garden beyond. There is also a large family room / utility / study with exposed ceiling beams, understairs storage and a base unit with stainless steel circular sink.

A staircase leads to a double bedroom with ensuite shower, WC and pedestal basin. From the kitchen / dining room a second staircase leads to a split landing, 2 double ensuite bedrooms and a large walk-in laundry cupboard with central heating boiler and pressurised water tank.

Outside, to the side of the cottage, is a private driveway and parking for several vehicles. There is a five bar gate and beyond is a carport and wooden shed with pitched roof and covered seating area. The garden which is mainly laid to lawn has paved seating areas, mature flower borders with a selection of shrubs, several fruit trees and to the rear of the garden, a productive vegetable garden with greenhouse and shed. Beyond the rear boundary is farmland.

**Guide Price: £685,000**

#### **Directions:**

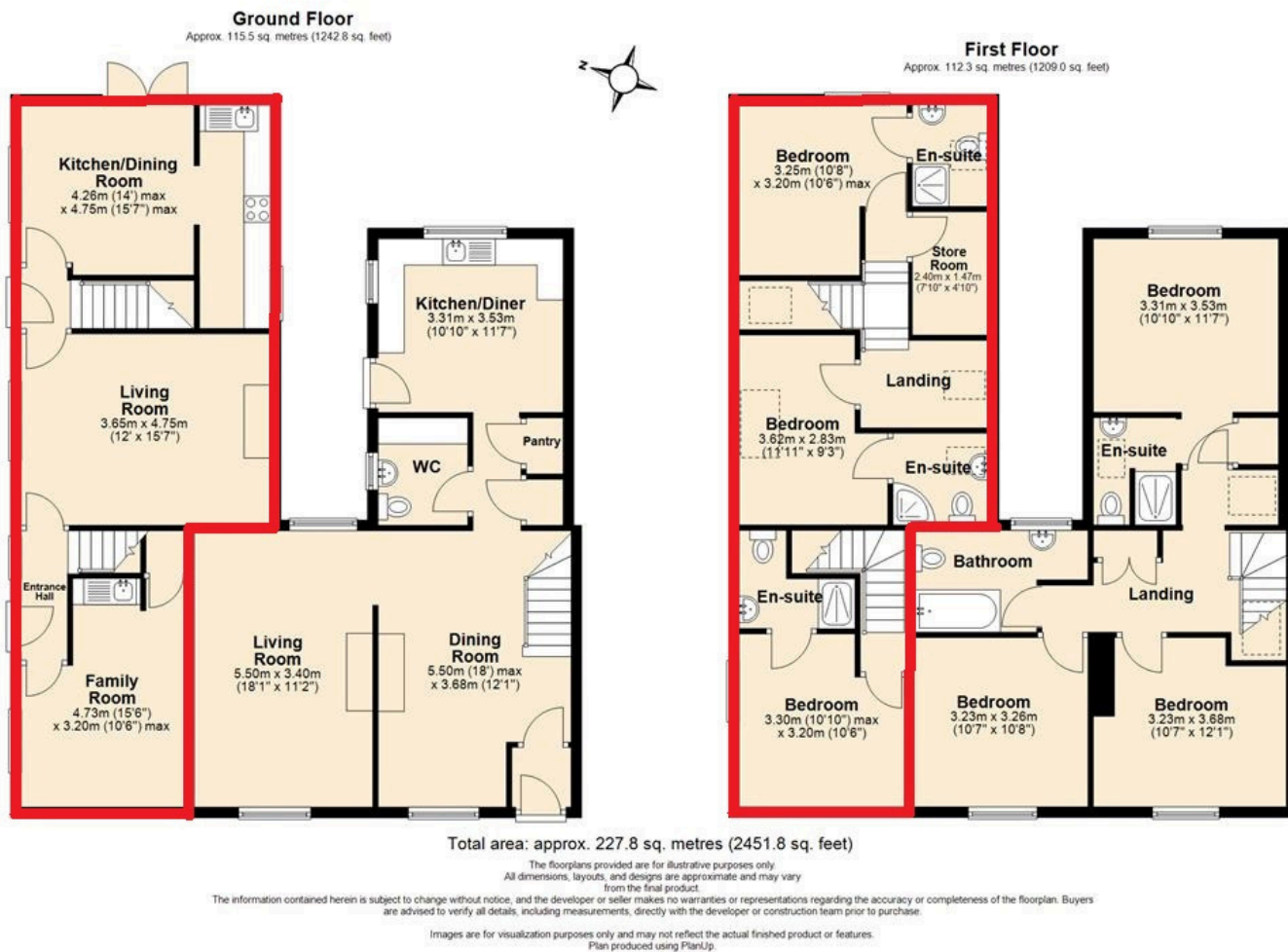
From Much Wenlock High Street turn left onto Wilmore Street and continue past the church on the right and Baker & Cook on the left. Continue a short distance and just before you join the main road the property will be the last one on your right hand side. The postcode is TF13 6HU.

#### **Services:**

All mains connected, gas central heating.  
No 44 is classed as a "small business" and has a separate Council Tax band.  
Energy Performance Rating for the House - D.  
Energy Performance Rating for the Barn – C.  
Council Tax band D.







**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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