



nick tart

Mardol House, Much Wenlock

www.nicktart.com



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 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 imposing and substantial residence situated in the centre of Much Wenlock. The property is surrounded by mature gardens and orchard extending to around 1 acre, and has driveway parking for several vehicles, double garage, office / studio, poly tunnel, potting shed and greenhouse. It retains many of the original features, including the entrance door, Maws floor tiles, fire surrounds, coving and picture rails.

The present vendors have lived at the property since 1997 and have made many improvements including double glazed windows, upgraded central heating, a new roof (1990), and extensive planting in the garden to include raised vegetable beds, greenhouse and potting shed.



An original panelled entrance door opens to the hallway with a section of Maws floor tiles. To the left is the sitting room with walk-in deep bay window, feature fireplace with original cast-iron surround and inset fire on a tiled hearth. A doorway leads through to the dining room which also has an original fire surround with tiling and hearth. There are twin aspect windows and a door to the hallway. To the right of the entrance door is the second reception room with deep bay window, original fireplace, an archway opens to the garden room which is currently used as an office and has windows with views over the garden. A second archway leads through to the breakfast kitchen which has quarry tiled flooring and is fitted with a good range of wall and base cupboards, including pull out shelves and pan drawers. The reconstituted stone work surface has an inset stone sink with mixer tap, water softener and waste disposal together with space for a dishwasher and freezer, and range cooker with extractor above.. There are also three built-in cupboards which accommodate the central heating boiler, laundry with plumbing for a washer and dryer and also a very useful pantry with shelving.

Off the hallway is the guest cloakroom with WC, vanity units and washbasin and a large cellar with extensive storage shelving.

A wide staircase leads to the landing which has an arched window with views over the garden and the rooftops of Much Wenlock and four spacious bedrooms which all accommodate king size beds

The Master bedroom has built-in wardrobes and a step down to a walk-in wardrobe with hanging rail and shelves. The ensuite has a freestanding bath with pillar mixer tap, a large walk-in frameless shower, WC and vanity unit with ceramic bowl and mixer tap.

Bedroom 2 has a bay window with views to the side and front, built-in wardrobes and ensuite with large frameless shower, vanity unit with basin and WC.

Bedroom 3 has views to the front and side of the property, built-in wardrobes and an ensuite with corner shower, vanity basin and WC.

Bedroom 4 has built-in wardrobes with drawers, shelves and hanging rail. A door leads to a bathroom with large shower, built-in vanity units with basin, WC and a second door opening to the landing.

From King Street, double opening gates lead to the driveway and double garage. The garden has many features which include an office / studio rear enclosed seating area with flower planters, ideal for entertaining. There is also clipped box hedging which was planted in 1997 and is a spectacular feature of the garden together with many pathways and flower borders with numerous shrubs and plants, there are mature fruit trees including apple, pear and plum and also a very productive vegetable garden with raised beds, together with a potting shed and greenhouse, truly a gardener's garden, viewing is strongly recommended.

Guide Price: £1,100,000

Directions:

From Bridgnorth approaching Much Wenlock, passing the petrol station on the right hand side, turn right on to the High Street opposite the Gaskell Arms. Take the first left into King Street, passing the doctor's surgery on the left. Mardol House is found towards the far end of the street on the right hand side. The postcode is TF13 6BL.

Services:

Mains electricity, gas central heating, mains drainage.
Energy Performance Rating D.
Council Tax band F.





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.

nick tart

Follow us on **Facebook**

18 Barrow Street, Much Wenlock, TF13 6EN
T: 01952 767877 muchwenlock@nicktart.com

BRIDGNORTH MUCH WENLOCK TELFORD IRONBRIDGE TETTENHALL NEWPORT

