



nick tart

Chestnut Cottage, Bourton

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The hamlet of Bourton is situated approximately 4 miles to the south west of Much Wenlock approached by the B4378. The surrounding countryside is beautiful and unspoilt, there are many lovely walks and rides close by.

Nearby in Much Wenlock there are good local amenities including primary and secondary schools, a parish church, shops and restaurants. Not far away is the former new town of Telford to the north which has a motorway connection (M54) and to the north west the county town of Shrewsbury.

A beautiful detached double fronted country cottage situated in almost an acre of garden. Extended in 2018, the cottage comprises entrance cloakroom opening into a light and airy breakfast kitchen with vaulted ceiling with roof lights, wood flooring, fitted Kenton Jones bespoke wall and base units, integrated dishwasher, range cooker with beam above and tiled splash back, composite work surface with inset bowl and mixer tap. A glazed door with side window opens into the garden. The dining room has wood flooring and a multi-fuel stove on a tiled hearth with brick arch above, the central chimney allows the fire to be used to heat the snug which has the original front door. Beyond is the sitting room with windows to four sides and doors to the garden, and a fireplace with woodburning stove. The conservatory has beautiful views over the garden and is a lovely place to enjoy the garden all year round.



A staircase leads to a split landing where there is a family bathroom with bath, washbasin, WC and separate shower. There is a useful airing cupboard with storage and there are four bedrooms, two with wardrobes.

To the rear is a porch and a veranda, and to the side is a single garage which is currently used for storage/ workshop and has an attached utility with WC and space for a freezer and oil boiler. The garden, which is approaching an acre, is delightful and has many areas to sit and enjoy views back towards the house, the lawn incorporates many mature and well stocked flower borders a pond, Orchard with pear, cherry and apple trees and a productive vegetable garden with asparagus, and soft fruit bushes.

Guide Price: £675,000

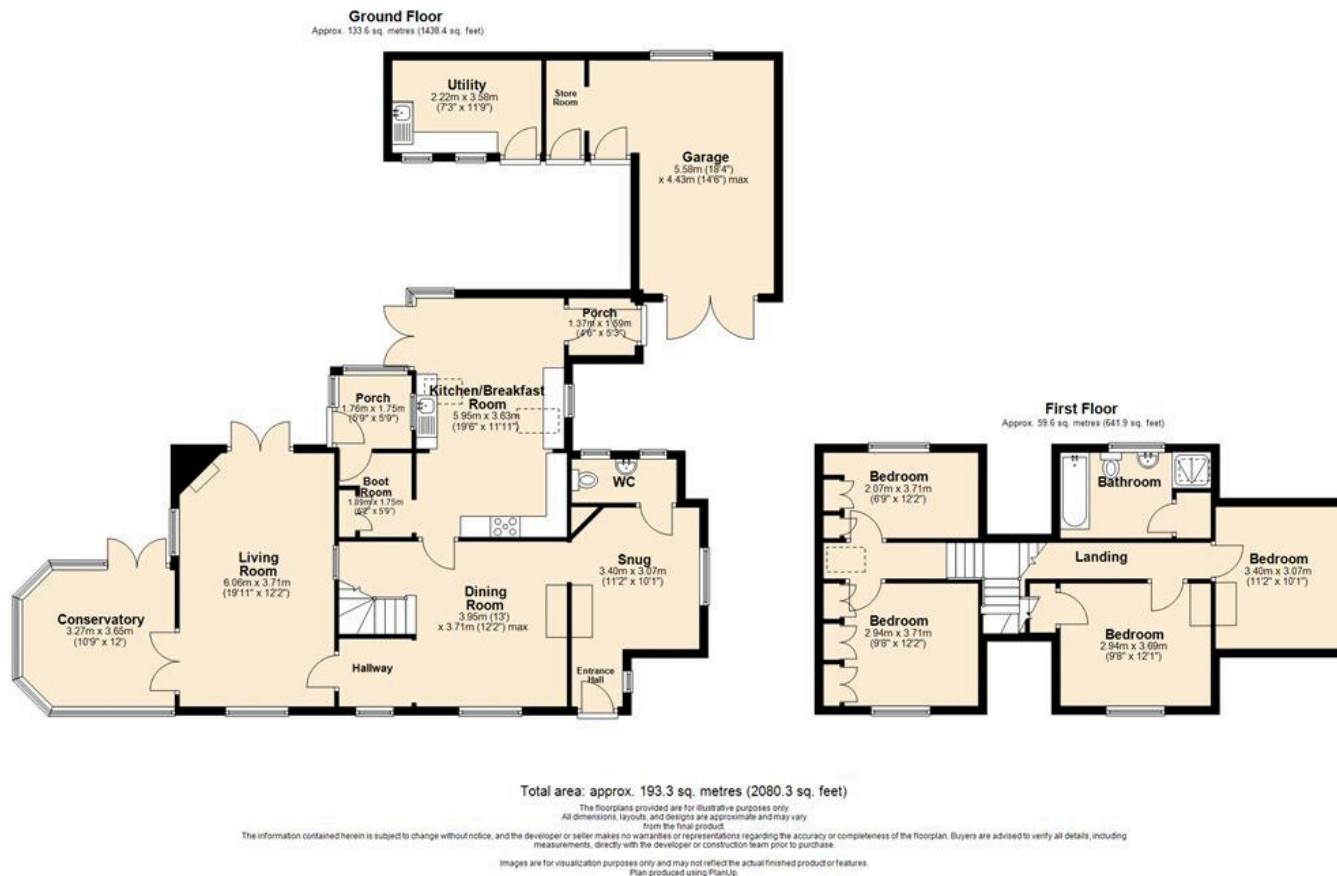
Directions:

From Much Wenlock take the B4378 signposted for Ludlow. Immediately on entering Bourton, the property is found on the right hand side – if you miss it, then a little further on is the entrance to Bourton Church where you can turn around. The postcode is TF13 6QD.

Services:

Electricity, oil central heating, private drainage.
Energy Performance Rating F.
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.

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