



**1 The Row, Easthope, Much Wenlock, Shropshire, TF13 6DW**

**BERRIMAN**  
**EATON**





1 THE ROW





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With rural views and a large garden, this cottage is situated just off Wenlock Edge under 5 miles from the Market Town of Much Wenlock. The accommodation was previously three bedrooms and now converted into two bedrooms (but could be reinstated). There is a driveway for parking.  
Church Stretton - 8 miles, Shrewsbury - 17 miles, Bridgnorth - 10 miles, Ludlow - 18 miles, Telford train station - 16 miles.  
(All distances are approximate).

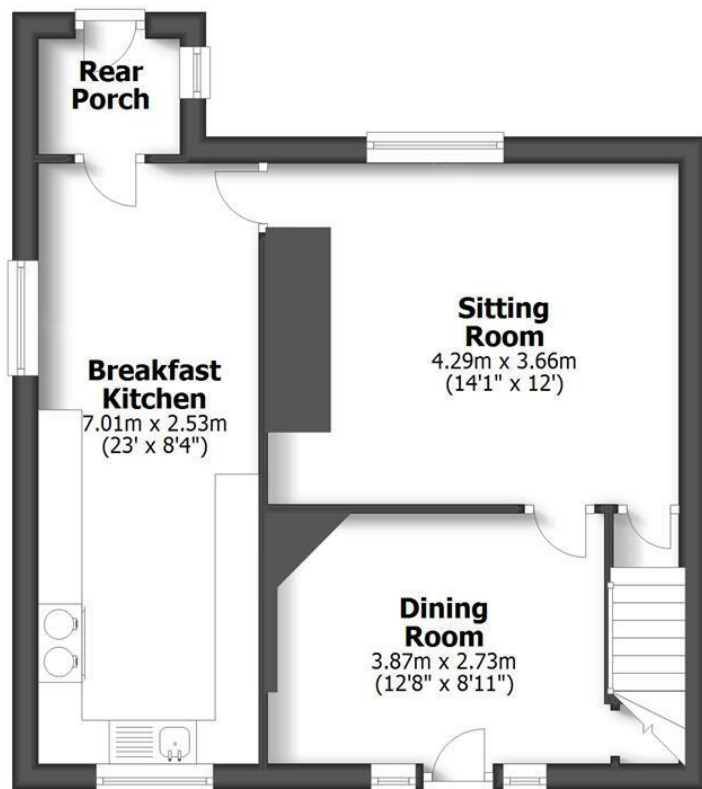


# 1 THE ROW

EASTHOPE, MUCH WENLOCK

HOUSE: 103.7sq.m. 1,116.2sq.ft.  
LOFT ROOM: 20.5sq.m. 220.7sq.ft.  
**TOTAL: 124.2sq.m. 1,336.9sq.ft.**

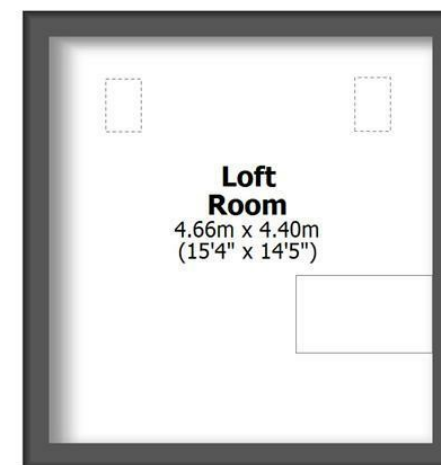
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



**Loft Room**  
4.66m x 4.40m  
(15'4" x 14'5")



## LOCATION

Easthope is a small rural village with a Church on the southern side of Wenlock Edge and a short walk to the village of Brockton that offers a local pub/restaurant within (currently closed), and the village primary school and nursery. The area is particularly known for its abundance of countryside walks and outdoor activities lying between Wenlock Edge and the Clee Hills. The pretty market town of Much Wenlock provides all day to day needs including shopping, tearooms, doctors, dentist, weekly markets and schooling for all ages. Further afield are Independent schools including Wrekin, Prestfelde, Shrewsbury School and Shrewsbury High School. Other towns such as Bridgnorth, Ludlow and Shrewsbury are within an easy drive.

## ACCOMMODATION

The cottage is slightly elevated and has uninterrupted countryside views to the front. With off road parking there is side access to a large garden and some rear outbuildings including the village former cobblers workshop. Internally the character has been retained with exposed beams and restored original wooden flooring on the first floor, with also a fully boarded loft with a skylight and a fixed space saver ladder from the landing for access.

Entering from the rear, a porch gives access into the breakfast kitchen with a quarry tiled floor, warmed by the Stanley cooker that also provides the heating and hot water. There are fitted units and a sink unit, plumbing for a dishwasher and washing machine, two windows with views and ceiling spot lights. Beyond is the sitting room with a fitted log burner, fitted bookcase, quarry tiled floor, ceiling spot lights and views over the rear garden. At the front of the cottage, the dining room has a fireplace, fitted shelving and understairs storage together with a front door leading to an enclosed garden.

An oak staircase leads from the sitting room to the extended first floor landing (formally bedroom 3), with far reaching views to the front. There are two double bedrooms at the rear with views, one having built in wardrobes. The bathroom includes a bath and wash hand basin with a separate WC. The loft space provides multiple uses and is accessed from the landing. Fully boarded there are two skylights to the rear, power points and light.

## OUTSIDE

There is parking to the front and side for three vehicles and a covered carport. An attractive feature to the cottage is the large gardens that include a stone laid pond, lawned areas, fruit garden, and pathways that lead past some small stores to the former 'Cobblers Hut' at the rear.

## SERVICES

We are advised by our client that mains water, electricity are connected. Oil fired central heating and private drainage via a bio digester. Verification should be obtained by your surveyor.

## FIXTURES AND FITTINGS

By separate negotiation.

## TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

## COUNCIL TAX

Council Tax Band: C.  
Shropshire Council.

Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

## VIEWING ARRANGEMENTS

Strictly by appointment. Contact the BRIDGNORTH OFFICE.

## POSSESSION

Vacant possession will be given on completion.

## DIRECTIONS

From Bridgnorth, take the A458 towards Shrewsbury. On entering Morville take a left onto the B4368 signposted Craven Arms/Ludlow. Continue on the B4368 through Monkhopton. Upon entering Weston take a right turn signposted Brockton/Much Wenlock. Upon entering the village of Brockton, at the crossroads continue straight over, signposted Easthope. Continue to follow the lane along for approximately 1 mile where the property can be found along on the right hand side.

Offers Around £400,000

EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.













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**BERRIMAN EATON**