



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



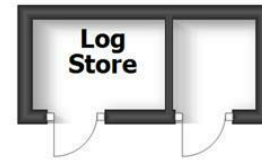
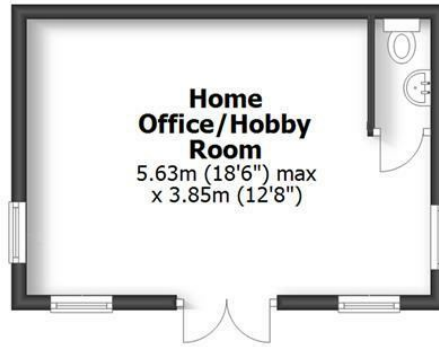


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With grounds of around half an acre this semi-detached rural cottage has numerous outbuildings with working from home potential and four bedroom accommodation. Modernised, there are views and the gardens back onto farmland.

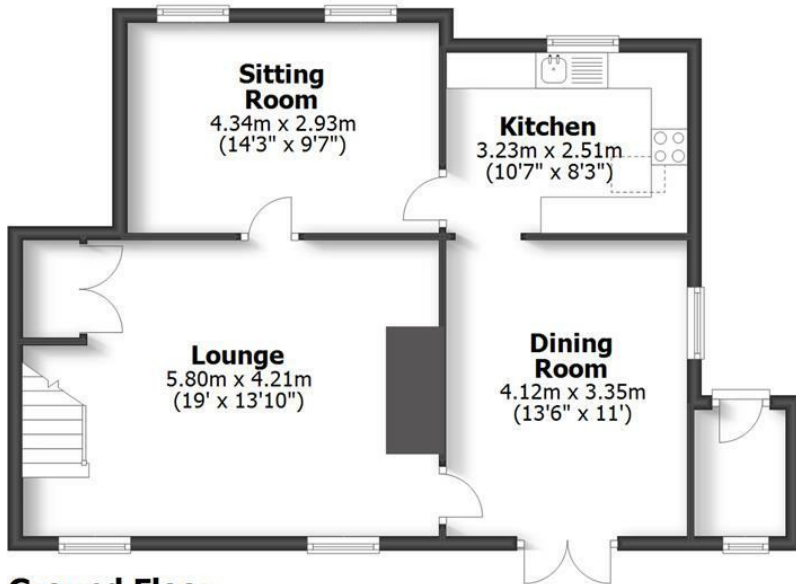
Church Stretton - 8 miles, Shrewsbury - 17 miles, Bridgnorth - 10 miles, Ludlow - 18 miles, Telford train station - 16 miles.
(All distances are approximate).

6 THE ROW
EASTHOPE, MUCH WENLOCK

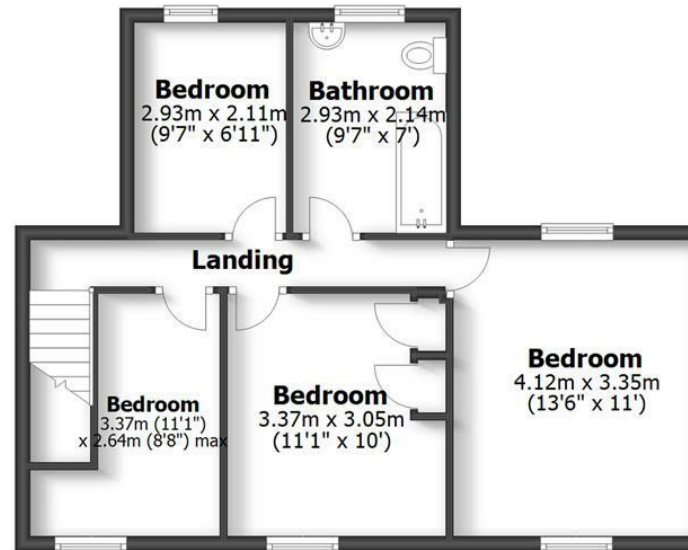


HOUSE: 115.1sq.m. 1,238.6sq.ft.
OUTBUILDINGS: 63.7sq.m. 686.4sq.ft.
TOTAL: 178.8sq.m. 1,925sq.ft.

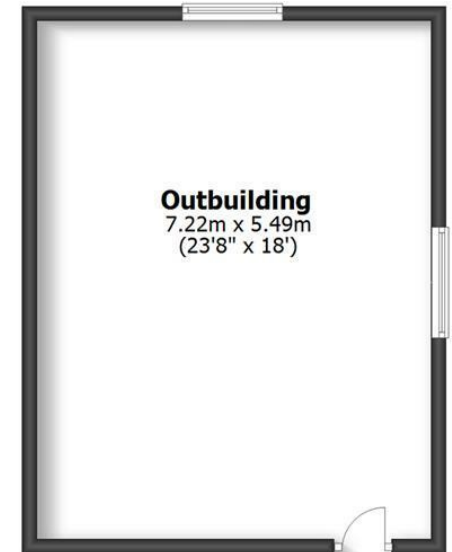
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



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.

OVERVIEW AND ACCOMMODATION

This is a pretty rural cottage with views to the front and backing onto open countryside. Original features have been retained including beamed ceilings and the original bread oven. The property has been tastefully modernised.

Accessed from the rear, the entrance porch provides cloak storage with a door opening into the dining hall, laid with quarry tiled floor, window to the side and French doors opening out onto the front garden with far reaching views and a sunny aspect. The quarry tiled floor extends through into the kitchen which offers matching base and wall cabinets, worktops, sink unit and space for appliances. A window to the rear enjoys an outlook across the garden. The lounge features a beamed ceiling and a large fireplace housing a log burner and the original bread oven with stairs off to the first floor. A further good sized reception room features an exposed beamed ceiling and a window to the rear aspect.

To the first floor, the main double bedroom enjoys a dual aspect with far reaching views. The family bathroom is fitted with a suite to include a WC, pedestal wash hand basin and a bath with shower over. There are three further bedrooms all of which enjoy views over the neighbouring farmland and beyond.

OUTSIDE

6 The Row enjoys an extremely large corner plot with lawned gardens extending to the side and rear, enclosed by a mature hedge and tree boundary overlooking open countryside beyond. A gated shared gravelled driveway is positioned to the side with ample parking extending around to the rear giving access to more parking and the large detached garage/workshop (18ftx23ft). There are two further stores and a large, partly insulated timber framed cabin which is being used as a home office with a log burner, power and water/WC installed. In total the ground extends to around half an acre.

NB the shared drive gives access to two neighbouring properties across 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: E.
Shropshire Council.

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 6 The Row can be found along on the right hand side.

Offers Around £435,000

EPC:

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