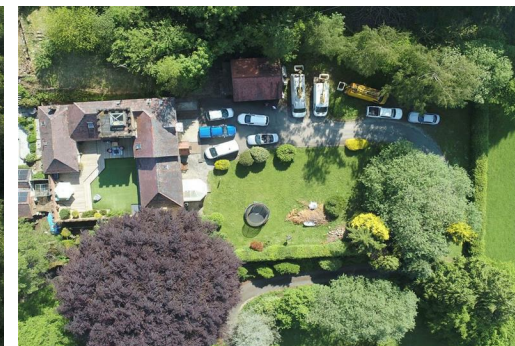


Old Coach House Brockton, Much Wenlock, Shropshire,
TF13 6JS

www.hbshrop.co.uk



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Offers In The Region Of £725,000

Viewing: strictly by appointment
through the agent

Believed to date back to the Edwardian era, this is a most attractive and spacious, five bedroom detached former Coach House, which offers versatile living accommodation throughout, and is nestled within a picturesque setting accessed via by a tree lined driveway within grounds approaching approx. 1.2 of an acre. Old Coach House is peacefully situated outside the village of Brockton, near Much Wenlock, and offers a perfect blend of rural tranquility and convenience. Within walking distance of the property there is the CofE primary school along with an abundance of countryside walks and outdoor activities between Wenlock Edge and the Cleve Hills. The historic market town of Much Wenlock provides all of today's needs including a selection of independent shops, tearooms, pubs and eateries along with everyday necessities which include doctors, dentists and schooling for all ages. The historic town centre of Shrewsbury is situated approx. 17 miles away along with the pretty market town of Church Stretton, being approx. 9 miles away. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises, the following: Entrance porch, entrance hallway, lounge with wood burning stove, dining room, upvc double glazed conservatory, attractive kitchen / breakfast room, utility room, cloakroom, music room, family room, two ground floor double bedrooms, one of which has a modern en-suite shower room, first floor landing having master bedroom with en-suite shower room and a dressing room/cot room, further double bedroom, re-fitted family bathroom, inner landing area which could make a great study space, feature mezzanine, tree lined generous driveway with turning area and a large detached double garage, grounds and low maintenance charming courtyard extending to approx. 1.2 of acre, tranquil rural setting, approx. 5 miles from Much Wenlock, 9 miles from Church Stretton and 17 miles from Shrewsbury. Viewing is highly recommended.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Entrance porch

Having a range of sealed unit double glazed windows, tiled floor. Wooden framed glazed door then gives access to:

Hallway

Having radiator, tiled floor. Wooden framed glazed door from hallway gives access to:

Dining room

15'6 x 11'4

Having a range of sealed unit double glazed windows, radiator. Wooden glazed framed doors from dining room gives access to:

Lounge

15'7 x 14'1

Having sealed unit double glazed French doors with sealed unit glazed window s to side and above, feature vaulted ceiling with exposed timbers, attractive exposed chimney breast with large wood burning stove, two radiators. Wooden framed glazed doors from lounge give access to:

Upvc double glazed conservatory

10'5 x 8'11

Having brick base and a range of upvc double glazed windows, polycarbonate roof, wooden flooring, upvc double glazed French doors giving access to the front gardens.

From hallway access is given to:

Attractive kitchen / breakfast room

17'0 x 11'8 x 16'5

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset sink with mixer tap over, feature Aga, tiled splash surrounds, sealed unit double glazed window to the front, exposed beams and recessed spotlights to ceiling, built-in Neff oven and grill, sealed unit double glazed French doors with matching windows to side give access to low maintenance enclosed courtyard. Wooden framed glazed door from kitchen / breakfast room gives access to:

Inner hallway

From inner hallway wooden framed glazed doors give access to: Laundry room and cloakroom.

Utility room

11'3 x 9'4

Having space for appliances, cupboard housing oil fired central heating boiler, tiled worktop with wooden storage cupboards above, quarry tiled floor, sealed unit double glazed door giving access to the front of property, sealed unit double glazed window to the rear.





Cloakroom

Having low flush WC with hidden cistern, wash hand basin set to a wooden storage unit with mixer tap over, tiled floor, sealed unit double glazed window to the rear, radiator.

Doorway from kitchen / breakfast room gives access to:

Music room

16'5 x 11'2

This multi-purpose area comprises: Wood effect flooring, feature exposed brick walling, sealed unit double glazed French doors with matching windows to side giving access to the courtyard. From music room access is then given to:

Family room

16'4 x 15'10

Having two sealed unit double glazed windows to the rear, sealed unit double glazed window overlooking courtyard plus sealed unit double glazed French doors giving access to the courtyard, two radiators. From family room, doorway gives access to:

Inner hallway

Having recessed spotlights to ceiling. Doors from inner hallway give access to two round floor bedrooms.

Bedroom (Ground floor)

12'4 x 10'10

Having exposed beams to the ceiling, loft access, sealed unit double glazed window, sealed unit French doors giving access to the courtyard, radiator. Wooden paneled door gives access to:

En-suite shower room

Having a large walk-in tiled shower cubicle, wash hand basin with feature mixer tap over, low flush WC, Velux roof window, part tiled to walls, heated chrome style towel rail, tiled floor.

Bedroom (Ground floor)

14'10 x 12'4

Having exposed timbers to ceiling, loft access, roof window, sealed unit double glazed window to the rear. radiator.

From music room stairs rise to:

First floor landing

Having Velux roof window, recessed spotlights to ceiling, radiator, airing cupboard. Doors from first floor landing then give access to: Two bedrooms and re-fitted bathroom.

Bedroom

17'0 x 13'9

Having a large range of fitted wardrobes, dressing table, Velux roof window, radiator, loft access, recessed spotlights to ceiling, sealed unit double glazed French doors giving access to the walk-out balcony offering a pleasing rural aspect. Door from bedroom gives access to:

Dressing room / cot room

11'3 x 8'10

Having Velux roof window, radiator, recessed spotlights to ceiling.

From bedroom, door gives access to:

En-suite shower room

Having large style shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit, tiled to walls, Velux roof window, tiled floor, heated towel rail.

Bedroom

12'0 x 11'7

Having Velux roof window, exposed beams to ceiling, radiator.

From first floor landing part glazed wooden door gives access to:

Inner first floor landing area

This space could make an ideal study space having sealed unit double glazed window to the front. Stairs then rise to:

Mezzanine area / bedroom

11'2 x 11'0

Having glazed lantern style roof, bulls eye glazed window overlooking the property's courtyard.

Outside

The property is approached via a substantial driveway, which then leads to a large turning area / further driveway area , which gives access to:

A large detached double garage

21'4 x 19'11

Having fitted power and light, oil tank with timber steps leading to a storage area above.

The property sits in grounds extending to approx. 1.2 of an acre and having well established tiered front and side gardens comprising: Lawned garden sections, mature shrubs, plants, bushes and trees and having a pleasing aspect to one side towards farmland, countryside and beyond. To the rear of the property there is a low maintenance charming courtyard comprising: Decked areas, artificial lawned garden, making this an excellent area for outside entertaining and which is a great spot for relaxation. This are is enclosed by brick walling.

Directions

On entering Much Wenlock (from Shrewsbury), turn right signposted for Craven Arms and Ludlow (B4378). Continue on this road through the village of Bourton and on reaching Brockton turn right at the former Feathers Public House and then continue on the road for 0.6 of a mile and the property's driveway / entrance will be found on the left hands side directly opposite a property called Erdinger.

Services

Mains water, mains electricity, septic drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

Council Tax Band G

As taken from the Gov.uk website we are advised the property is in Band G - again we would recommend this is verified during pre-contract enquiries.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

