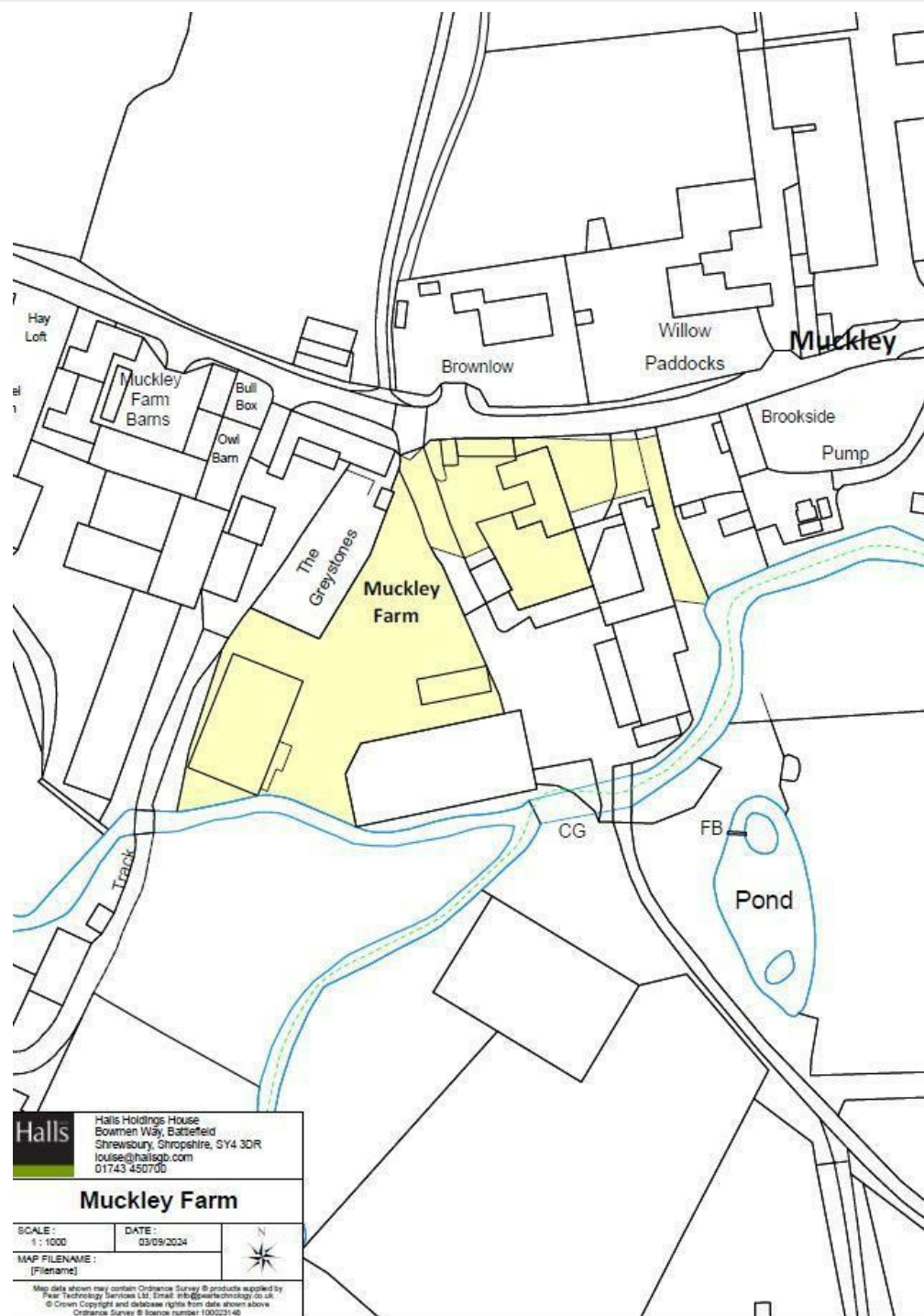


FOR SALE

Muckley Farm Farmhouse, Muckley, Acton Round, Bridgnorth, Shropshire, WV16 4RW



FOR SALE

Guide Price £450,000

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An exciting opportunity to purchase a large detached dwelling together with yard and buildings area in a popular location, with scope for modernisation and potential for alternative uses.

For Sale by Informal Tender



01743 450 700  
Rural Professional Department  
Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR  
Email: reception@hallsgb.com



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- Detached, five bed roomed farmhouse
- Large yard area with useful buildings
- Central location
- Excellent roadside access
- Scope for modernisation/re-development
- Wealth of traditional features throughout

### SITUATION

Muckley Farm is located directly adjacent to the council-maintained road which links the A458 to the B4368 and which leads from Acton Round to Monkhoppton. The property is located 3 ½ miles south of the market town of Much Wenlock and 5 ½ miles north of the town of Bridgnorth, which offers a full range of amenities and services. The A458 is located just ½ mile from the property and provides access to the A5 and M54.

### FARMHOUSE

The farmhouse lies directly adjacent to the council-maintained road, and is a detached building of stone construction under a tiled roof. It can be approached over a private driveway to the front, or via a second driveway which also leads to the farm yard and buildings, and onwards to the neighbouring Bush House. Muckley Farm has been in the same family for several decades, and the farmhouse presents an exciting renovation opportunity, with a wealth of original features throughout.

### ENTRANCE HALL/LIVING ROOM

With exposed brick floor, fireplace with quarry tile base and surround, and doors to the kitchen, staircase, and dining room.

### KITCHEN

With windows to the front and rear, traditional quarry tile floor, log burner and doors to the entrance hall, utility, pantry, and downstairs shower room.

### PANTRY

With beamed ceilings, traditional quarry tiled floor and raised shelf to the rear.

### SHOWER ROOM

With a walk-in shower, WC and basin

### BACK KITCHEN

With doors to the kitchen and rear of the property, traditional quarry tiled floor, units on one level and stainless-steel sink.

### DINING ROOM

With doors to the entrance hall and external side of the property, windows to the front and an open fire with tiled surround.

### BEDROOM 1/LOFT ROOM

A characterful room in the eaves of the single storey extension, with exposed beams with a door to the split-level landing and window to the rear.

### BEDROOM 2

A double room with windows to the front and side and door to the landing.

### BEDROOM 3

A double room with windows to the rear, an open fire and door to the landing.

### FAMILY BATHROOM

With basin, WC and bath.

### BEDROOM 4/DRESSING ROOM

A single room with window to the front and door to Bedroom 5.

### BEDROOM 5

A double room with window to the front.

### OUTSIDE

The property benefits from a front drive leading into the front garden, where the lawned area and pathway wrap around the house. There is parking on the concrete courtyard area, with further parking in the yard to the rear.

### OUTBUILDINGS

The farmhouse has a useful range of outbuildings, including a garage/outbuilding of brick construction with double garage doors, a pedestrian access door and outside WC.

### FARM YARD AND BUILDINGS

The large former farmyard is located adjacent to the farmhouse and benefits from roadside access. There is an open-fronted steel portal framed building and lean-to in situ, which provides potential for a multitude of uses.

### COUNCIL TAX

The farmhouse is currently in Council tax band 'F'.

### EPC RATING

The farmhouse has an EPC rating of G.

### SERVICES

The farmhouse benefits from mains electricity and private foul and surface water drainage. The house has been disconnected from the mains water connection so a new connection will need to be made. Purchasers should verify the services for themselves.

### TENURE

The property is freehold and vacant possession will be given on completion.

### RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.

### BOUNDARIES, FENCES AND ROADS

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

### PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

### VIEWING

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls.

### METHOD OF SALE

The property is for sale by informal tender, as a whole. If you wish to make an offer, you must complete the attached tender form and return it to the office of the sole selling agent by no later than 12 noon on Monday 21st October 2024. The vendors will allow seven working days to consider the offers before a decision is made. The tender should be submitted in a sealed envelope marked "Barn and Land at Muckley Tender", for the attention of Louise Preece.

The Vendor does not undertake to accept the highest offer or indeed any offer and reserves the right to continue negotiations with parties of their choosing. To avoid duplication of offers, it is suggested that any tender submitted should be for an uneven amount of money. Furthermore, escalating bids or offers made by reference to other bids, will not be accepted.

The Vendor and their agent reserve the right to withdraw or divide the property and vary the sale method if required.

### SOLICITOR

FBC Manby Bowdler  
Juneau House  
Sitka Drive  
Shrewsbury  
SY2 6LG

Tel: 01743 241551

