



**HERMITAGE, LONGVILLE, MUCH WENLOCK, TF13 6DS**

**OFFERS IN THE REGION OF £650,000**

**Wrights**  
Estate Agents  
Established 1972

**HERMITAGE  
LONGVILLE  
TF13 6DS**

- Detached well appointed four bedroom house
- En suite facility off main bedroom
- Large front forecourt, garage, & Workshop
- Delightful and established gardens
- Far reaching views over open countryside to The Wrekin
- Village location set close to Wenlock Edge
- UPVC double glazing
- Solar panels and electric heating
- Viewing highly recommended



4 x 

2 x 

1 x   

1 x  

1 x 

**Shrewsbury 17 miles**

**Ludlow 16 miles**

**Telford 15 miles**

**Birmingham 49 miles**

## HERMITAGE

This traditionally constructed detached residence dating from the early 1990 has been very well maintained and modernised and updated over the years.

It stands well back from the road with a large forecourt providing ample off road parking for several vehicles. The rear gardens are a well thought out with lawn area, paved and gravelled seating areas, floral borders, kitchen garden, a large variety of shrubs and trees, and outstanding views over the open fields toward The Wrekin.

The spacious and deceptive accommodation comprises of a reception hall, sitting room, dining room, kitchen, utility room, study, cloakroom/WC, first floor landing with four bedrooms, one having an en-suite shower room, and the main family bathroom.

It benefits from UPVC double-glazed windows, fourteen 'Sunflow' solar panels connected to the hot water system via battery. There are modern electric heaters throughout.

There is a single garage, electric car charger, workshop to the rear, greenhouse, and garden shed.



Longville is a small, quiet hamlet located in south Shropshire situated between Church Stretton and Much Wenlock.

It lies in a valley, often referred to as "the Dale," surrounded by open countryside and nearby hills. It is part of the parish of nearby Rushbury with its primary school, village church and hall.



## THE TOWN OF CHURCH STRETTON

Church Stretton lies amidst the south Shropshire Hills between the county town of Shrewsbury (13 miles) and Ludlow (14 miles). It can claim to be one of the most beautifully situated towns in England and attracts walkers and country lovers from all over the UK.

This thriving community benefits from all types of societies, cafes, public houses and restaurants.

Being a popular market and tourist town, it offers excellent shopping facilities, including a supermarket, specialist shops, and ladies' and men's fashion shops.

Including the picturesque neighbouring villages of All Stretton and Little Stretton, it has a population of around 5,000.

There are churches, excellent schools, recreational facilities including an 18-hole golf course, tennis, bowls and croquet.

The 'Mayfair' community centre and GP practice provide a range of health care.

There are good rail and bus services. Telford lies within easy commuting distance. The M54 gives access to the West Midlands and Birmingham.

## ACCOMMODATION

Covered entrance porch with composite front door with side windows to:

**RECEPTION HALL** with wood laminate flooring, coving, radiator, three power points, and understairs cupboard with light and power point.

**CLOAKROOM/WC** with wood laminate flooring, heated towel rail, window with blind, extractor fan, white suite with WC, and washbasin with cupboards below.

**SITTING ROOM** (7m x 4m approx)(22'9" x 13'1" approx) with fitted carpet, coving, front bay window, feature brick fireplace with tiled hearth, wood mantel, and log burner. Two radiators, four wall light fittings, TV points, telephone points, ten power points, double doors to dining room, and double-glazed bi-folding doors to the rear garden.

**STUDY**(4.2m x 2.9m approx)(13'7" x 9'5" approx) with wood laminate flooring, coving, window with blind, radiator, range of fitted desktops, drawers, cupboards, and wall shelves. Power points, TV points, and telephone points.

**KITCHEN** (5.4m x 4m approx)(17'7" x 13'1" approx) with vinyl flooring, range of modern built-in units; comprising eleven floor cupboards (including deep drawers and pull out cupboards.) Seven wall cupboards (including two glass china cabinets). Laminate butcher block style worktops and stainless steel sink unit. Space for dish washer. High level 'Stoves' electric oven, six power points, TV aerial point, rear window radiator, and central island breakfast bar with laminate worktop, 'Gorenje' four ring ceramic top with ventilator. Doors to the hallway and utility room.

**UTILITY ROOM** (3.4m x 2.3m approx)(11'1" x 7'5" approx) with wood laminated flooring, coving, two floor cupboards with laminate worktops, stainless steel sink unit, tiled splashbacks, and four wall cupboards. Spaces for washing machine, tumble dryer, and freezer. Window, radiator, four power points, ceiling hatch, ceiling lights, and stable style door to garden.





## ACCOMMODATION continued...

**STAIRCASE** ascending from the reception hall with fitted carpet to half landing and main **GALLERIED LANDING** with fitted carpet, window, radiator, wall light fitting, power point, and airing cupboard with hot water cylinder and shelving.

**BEDROOM 1** (4.1m x 4m approx) (13'4" x 13'1" approx) with fitted carpet, two windows with beautiful countryside views, ceiling spots, radiator, two bedhead light fittings, ceiling hatch to loft space, ten power points, wall light fitting, and built-in wardrobes with shelving and hanging rails.

**EN-SUITE SHOWER ROOM** with tiled floor, underfloor heating, part tiled walls, window with blind, heated towel rail, extractor fan, ceiling spot lights, mirrored wall cabinet, white suite with walk-in shower, WC, bidet, and washbasin with mirror and shaver point.

**BEDROOM 2** (4m x 3.7m approx)(13'1" x 12'1" approx) with fitted carpet, front window, radiator, and four power points.

**BEDROOM 3** (4m x 3.7m approx)(13'1" x 12'1" approx) with fitted carpet, two rear windows, radiator, TV aerial point, and five power points.

**BEDROOM 4** (4m x 3.2m approx)(13'1" x 10'4" approx) with fitted carpet, two front windows, TV aerial point, radiator, and four power points.

**BATHROOM** with vinyl floor, window with blind, radiator, extractor fan, ceiling spots, white suite with panelled bath, shower over with glass screen, WC, washbasin with mirror, shaver point, and two wall lights fittings above.

**WORKSHOP** (4m x 2.3m approx)(13'1" x 7'5" approx) with glazed and sliding entrance door, fluorescent lighting, window, power points, wall shelves, and access to:

**GARAGE** (5m x 2.3m approx)(16'4" x 7'5" approx) with up-and-over front door, fluorescent lights, and power points.





**TENURE** We understand the Property is FREEHOLD

**SERVICES** We understand mains electricity, water and drainage are connected.

**COUNCIL TAX** Band 'E'

**WATER AUTHORITY** Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 0845 7500 500

**LOCAL AUTHORITY** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 0345 678 9000

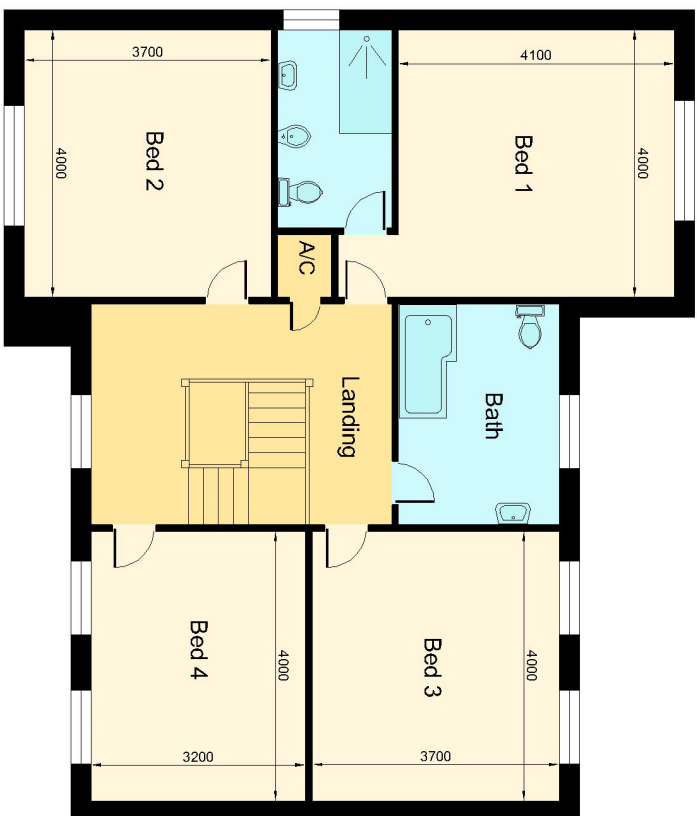
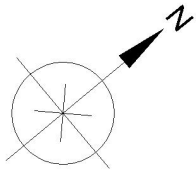
**VIEWING** By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237  
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.  
Email: [sales@wrightschurchstretton.uk](mailto:sales@wrightschurchstretton.uk)

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Floor Area 214 Sq m (2300 Sq ft)

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Hermitage  
Longville  
Much Wenlock  
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