



nick tart

6 Wyke, Much Wenlock

www.nicktart.com



Wyke is a small rural hamlet offering a peaceful countryside setting, while remaining conveniently connected to nearby market towns. Surrounded by open farmland and unspoilt scenery, it provides an ideal environment for those seeking a slower pace of life. Despite its tranquil feel, Wyke benefits from access to local amenities, reputable schools and transport links within easy reach, making it a desirable location for families and professionals alike.

Originally a part-timber framed, stone and rubble cottage thought to date back to the early 16th century. A fire in mid -20th century resulted in the cottage being reroofed and extended in the 1980s. Mains water was connected in 2009 which replaced the original spring fed system.

The land surrounding the property was formerly owned by the Willey Estate and during the early 2000's $\frac{3}{4}$ acre was rented to the current owners in order for them to manage the woodland and enjoy far-reaching views. In 2018 this land was purchased to protect the ongoing enjoyment and now has a Country Parish Holding (CPH) number, which allows the keeping and movement of livestock. In 2021 6kWp of solar panels plus +10kWh of battery storage was installed onto the field shelter which helps with the electricity demands.



The cottage is Grade II listed and retains many original features and is arranged over 3 floors offering very flexible living. Presently, the accommodation comprises the entrance hall, which leads to the sitting room with woodburning stove and deep bay window which has two purpose built-in bench seats and a table with views along the valley. From the sitting room a door leads to the kitchen which has a range cooker, Belfast sink and base units. There is step up to the utility room which has cupboards, butler sink, plumbing and space for a freezer. Beyond is a shower room with WC and washbasin.

From the kitchen a doorway leads to a period dining room with inglenook fireplace.

From the entrance hall steps lead down to a double bedroom with vaulted ceiling and a further short flight of steps lead to two single bedrooms with storage cupboards.

Also, off the entrance hall is a flight of steps which lead up to the landing and master bedroom, large dressing room with exposed beams and a range of wardrobes and cupboards. The family bathroom has a bath, large shower, WC and storage cupboards.

Outside, the cottage stands in $\frac{3}{4}$ acre of garden containing a large fruit cage, grassed area, flowerbeds, greenhouse, outbuilding and large workshop / shed. There is an extended field shelter / entertaining area with solar panels and log storage. The $\frac{3}{4}$ acre field has three terraces, one with raised vegetable beds and beyond is a wild area popular with birdlife. On the south boundary is an orchard, wild pond with water feature and a wooden staging area which overlooks the pond and orchard, with the opportunity of gaining sightings of deer, buzzards, red kites and garden birds. There is off road parking for several vehicles and an electric car charging point.

Guide Price: £575,000

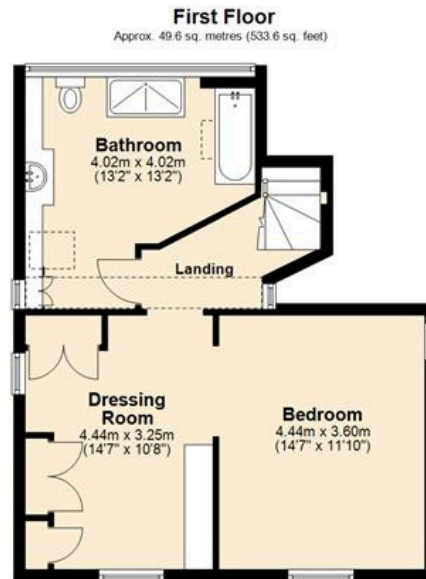
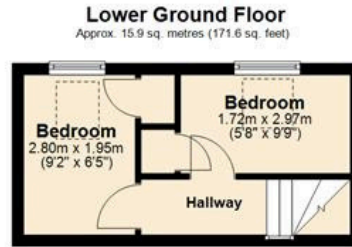
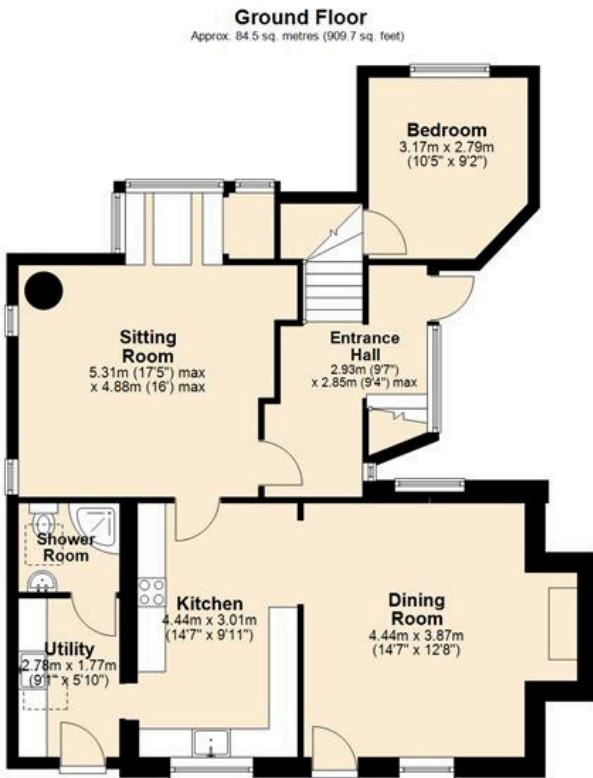
Directions:

From Much Wenlock, proceed on the A4169 towards Buildwas. Continue down through Farley and in a short time you will see the sign for Wyke, turn right and continue, passing Tickwood Hall on the left. Climbing up the valley where the property can be found on the right hand side. What three words /// breakfast.ticking.occurs
The postcode is TF13 6PA.

Services:

Private drainage, mains water, oil heating and solar panels.
Energy Performance Grade E; Council Tax band C.





Total area: approx. 150.0 sq. metres (1614.9 sq. feet)

The floorplans provided are for illustrative purposes only. All dimensions, layouts, and designs are approximate and may vary from the final product. The information contained herein is subject to change without notice, and the developer or seller makes no warranties or representations regarding the accuracy or completeness of the floorplan. Buyers are advised to verify all details, including measurements, directly with the developer or construction team prior to purchase.

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Important: We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.

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