



nick tart

2 The Malthouse, Much Wenlock

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Much Wenlock is steeped in history. The town grew around a Monastery founded around 680AD which was replaced by a Priory, the ruins of which can still be seen. Attractions include a 16th century Guild Hall that houses a Saturday market and of course, the residence of Dr William Penny Brookes who founded the Olympic Games in 1850.

The town centre has a good range of shops, convenience stores and restaurants. There are both primary and secondary schools. The surrounding countryside is beautiful and unspoilt. Nearby is the Wenlock Edge, from which there are views across the Shropshire Plains in to Cheshire. Not far away, Telford has access to the M54 motorway and a rail link to London. The county town of Shrewsbury is within easy motoring distance.

The property is part of an early brick and stone, three story Malting which has been converted to provide beautiful and flexible, period style accommodation featuring exposed wall and timber beams. More recently the property has undergone considerable changes and reconfiguration of the living space.

The alterations carried out within the last five years include a new Wren kitchen, double glazing, shutters and new electric radiators controlled by a smart heating app. There is also an electric garage door.

The property is approached from steps onto a small balcony, ideal for Bistro dining. A new part-glazed door opens into the reconfigured living / kitchen space which is beautiful. There are exposed floorboards and ceiling beams and a gas fire with oak mantle shelf on a brick hearth. The bespoke Wren kitchen with quartz worksurface has an extensive areas of glass splashback, integrated appliances including an AEG double oven, induction hob, Siemens dishwasher, Bosch fridge / freezer and a Belfast sink with mono block flexi tap.



There is a staircase down to the sitting room which has downlights, a gas fire on a slate hearth and a door to the utility area which has plumbing for a washing machine and worksurface with inset stainless steel sink and mixer tap with storage beneath. A further door leads to the integral garage which has electric up and over door.

From the kitchen stairs with painted handrail and spindle lead to the landing and two bedrooms, one with hanging rail. The family bathroom has a bath, electric shower, WC and vanity unit with inset Victorian style basin and touch light mirror.

Also off the landing is a wall ladder which gives access to a useful attic room with exposed timbers and vaulted roof with Velux roof lights, currently used as a home office / hobby room.

Outside to the rear is an easy maintainable, south facing seating area and small border which is accessed from the front door or the garage.

Viewing is recommended to appreciate the flexible accommodation and the close proximity of Much Wenlock High Street.

Guide Price: £339,500

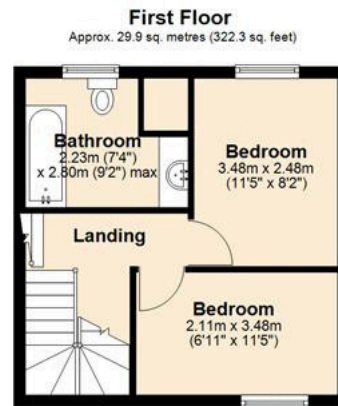
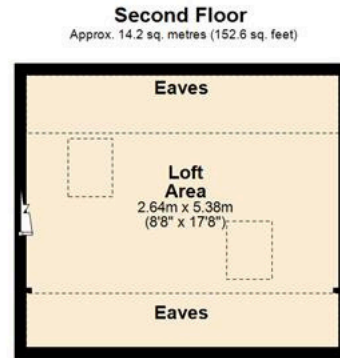
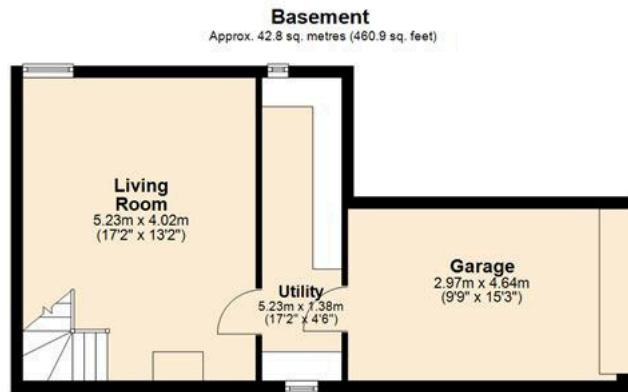
Directions:

From Much Wenlock centre with the Gaskell Arms pub on your left hand side, turn left on to Bourton Road. The property is approximately 200 meters along on your left hand side. The postcode is TF13 6AJ.

Services:

All mains services are connected. Gas central heating.
Energy Performance Rating D.
Council Tax band D.





Total area: approx. 115.8 sq. metres (1246.8 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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Plan produced using PlanUp.

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