



Malthouse Farm
Little Wenlock, Nr Telford

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Malthouse Farm

Little Wenlock | Nr Telford | TF6 5BN

Little Wenlock village hall 0.25 miles | Wellington 4 miles
Telford town centre 4 miles | Telford train station 5 miles
M54 (J6) 3 miles | Shrewsbury 16 miles | Wolverhampton 23 miles

A SPACIOUS DETACHED PROPERTY REQUIRING
MODERNISATION, GARDENS AND LAND SITUATED IN
AN IDYLIC LOCATION AT THE FOOT OF THE WREKIN
WITH FAR-REACHING VIEWS

Four-bedroom detached house

Potential for further bedroom space in attic

Kitchen, dining room, substantial sitting room

Requiring modernisation to modern standards

Lawned gardens, patio, orchard and paddocks

Phenomenal views to front and rear

Approximately 7.44 Acres (3.01 Ha) in all



bR



Location

Set in the highly desirable village of Little Wenlock, the property enjoys an enviable position at the foot of The Wrekin, renowned for its exceptional walking routes and stunning panoramic views. The village offers a popular public house and village hall, while a broader range of amenities, shopping and leisure facilities are available in nearby Telford. The area is well served by a variety of excellent state and private schools, with convenient access to the M54 and an extensive rail network providing excellent links to the wider region.

The surrounding countryside offers extensive opportunities for walking, cycling, and horse riding, with farmland criss-crossed by public footpaths, bridleways and country lanes.

The Property

Believed to date from the 1960s, this substantial detached family home offers spacious, well-proportioned accommodation and an excellent opportunity for a purchaser to modernise and create a superb countryside home. The ground floor comprises a generous kitchen with breakfast bar, together with a pantry and utility room. There is a separate dining room and a large sitting room with double doors opening onto the patio, creating an ideal space for both family living and entertaining. Large picture windows throughout flood the property with natural light while making the most of the outstanding far-reaching views.

The first floor provides four well-sized bedrooms, a wet room, separate shower room and WC. A spacious landing gives access to a balcony, the perfect place to enjoy a morning coffee or evening drink whilst taking in the views.

Accessed by ladder, the attic offers two useful rooms with excellent potential as home offices, hobby rooms or playrooms, subject to any necessary consents. and improved access.

Whilst the property has had a new roof, windows and heating system within the last five years it now requires updating and modernisation. However, there is little doubt that the property offers immense potential to create an exceptional family home, combining generous living space, abundant natural light and spectacular countryside views.



Gardens and Land

The property is approached via a generous driveway providing ample parking and access to the garage. Mature gardens surround the house, being predominantly laid to lawn with established trees, a large patio to the front and side of the house, attractive pergola, three timber garden sheds and an orchard with damson and cooking apple trees.

A shale-surfaced tennis court, now overgrown, offers scope for restoration or alternative use, subject to any necessary consents.

A well fenced L-shaped paddock surrounds the property, offering excellent potential for equestrian use, with the level ground alongside the house being ideal for the development of stables and manege (subject to the necessary consents). The property as a whole extends to 7.44 Acres (3.01 Ha).





The setting of Malthouse Farm is truly exceptional, with breathtaking panoramic views stretching across the Shropshire countryside as far as Birmingham, whilst The Wrekin provides a magnificent backdrop to the rear.

Services

We are advised that mains electric and water are connected. Oil fired central heating. Drainage to private septic tank, this has not been inspected and no warranty or guarantee is given as to the compliance of this system.

Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Local Authority

Telford and Wrekin Council

Council Tax Band

Band G

EPC Rating

D

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

Location

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