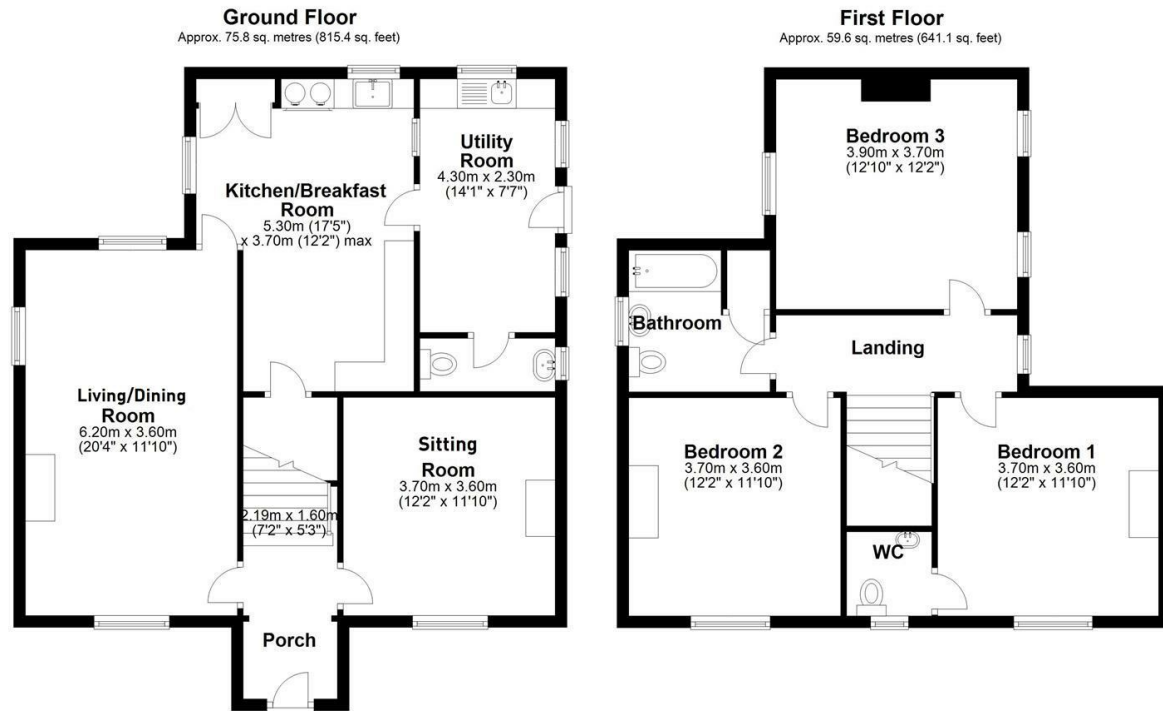


FOR SALE



The Larches Longville, Much Wenlock, TF13 6EA



Total area: approx. 135.3 sq. metres (1456.5 sq. feet)  
**The Larches**



FOR SALE

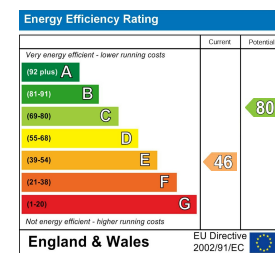
£1,800 Per Calendar Month

The Larches Longville, Much Wenlock, TF13 6EA

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

**Energy Performance Rating**



A most desirable and interesting detached country house with gardens, versatile range of outbuildings including stabling and amenities paddocks in a stunning unspoilt rural location facing Wenlock Edge.  
**AVAILABLE NOW**



01743 236444

**Shrewsbury Lettings**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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MILEAGES: Church Stretton 7 miles, Much Wenlock 7.7 miles, Shrewsbury 14.5 miles, Ludlow 14.8 miles and Telford 15.6 miles. All mileages are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Desirable detached house
- Generous reception rooms
- Outbuildings
- Rural location
- AVAILABLE NOW
- Paddock available by separate negotiation

**DESCRIPTION**

The Larches offers a rare opportunity in the market to acquire an individual and appealing detached country property, which will particularly appeal to those seeking outbuildings and land for a range of purposes. The house enjoys a traditional layout, whilst being well proportioned, including two generous size reception rooms and three double bedrooms.

**ACCOMMODATION**

Entrance hall.

**SITTING ROOM**

With feature period decorative cast iron fireplace and tiled hearth. Window aspect to the front with views towards Wenlock Edge.

**LIVING/DINING ROOM**

With brick fireplace having inset enclosed fire grate with quarry tiled hearth. Triple window aspect with wonderful views.

**BREAKFAST KITCHEN**

With tiled floor. Generous black granite work surfaces with mainly tiled splash and built in Belfast sink with chrome mixer tap. Attractive range of solid wood (oak/pine) base and eye level units including cupboards and drawers with plate rack. RAYBURN RANGE COOKER (twin hot plate and two ovens) which also serves the domestic hot water and central heating systems. High level display mantel and wall shelving. Serving hatch to dining room area. Walk-in understairs PANTRY CUPBOARD.

**UTILTY/BOOT ROOM**

With tiled floor. Fitted granite effect work top with built in stainless steel sink unit. Selection of oak faced base units, space and plumbing for washing machine, rear entrance door giving access to the outbuildings and yard.

**CLOAKS/WC**

With tiled floor. Close coupled WC, pedestal wash hand basin.

**FIRST FLOOR LANDING**

With part exposed timberwork, access to loft space.

**BEDROOM 1 (DOUBLE)**

With feature period cast iron fireplace and tiled hearth. Window aspect with wonderful views towards Wenlock Edge.

**EN-SUITE WASHROOM**

With pedestal wash hand basin and splash, fitted pine toiletry shelf over with mirror. Close coupled WC.

**BEDROOM 2 (DOUBLE)**

With attractive period fireplace, recess with fitted shelving. Window aspect with wonderful views towards Wenlock Edge.

**BEDROOM 3 (DOUBLE)**

With triple window aspect offering wonderful views over surrounding countryside.

**BATHROOM**

With contemporary wood effect vinyl flooring. Modern suite to include contoured bath with tiled and aqua style panelled splash, wall mounted Grohe chrome shower unit with rainhead and hand held attachment, glazed splash screen, pedestal wash hand basin and close coupled WC. Mirrored wall cabinet, wall accessories, electric shaver socket. Airing cupboard containing factory insulated hot water cylinder with immersion heater and slatted shelving.

**OUTSIDE**

The property is approached through a gated, post and railed entrance onto a long sweeping gravelled driveway flanked by grassed areas. This then links around the rear of the house with a GRAVELLED COURTYARD and ample parking space for numerous vehicles.

**THE GARDEN**

This has been designed for ease of maintenance and lies to the front, laid to a good size lawn divided by a central pathway. Adjacent to the house are well stocked shrubbery and rose beds. The garden is enclosed by either post and rail fencing or hedgerow, whilst being south facing. To the side of the house, adjacent to the rear entrance is a small concreted area enclosed by timber picket fencing with cold water tap.

**GENERAL REMARKS**

**TERMS OF TERMS**

Available on an assured periodic tenancy agreement. A security deposit of 5 weeks rent will be required to be held by the DPS.

**SERVICES**

Mains water (sub metred) and electricity are understood to be connected. Foul drainage is to a septic tank. Oil fired central heating.

**COUNCIL TAX**

The property is in Council Tax band 'E' on the Shropshire Council Register.

**VIEWINGS**

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.