



nick tart

Rose Cottage, Sheinton St, Much Wenlock

www.nicktart.com



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 cottage is a true Tardis from the street, just a door and a window, but behind the door is a beautiful, well maintained cottage which has undergone many improvements over the years including a two story extension in 2012 which included increasing the size of the kitchen, a garden room and a first floor additional bedroom with ensuite. The property has gas central heating and double glazing with the exception of one window.



From Sheinton Street a door opens into the sitting room which has an Inglenook stone fireplace with Wenlock Harmony Efel multi-fuel stove set on a stone hearth with oak beam above. There are exposed ceiling beams and a useful understairs storage cupboard. Beyond is the extended kitchen with underfloor heating, Craven Dunhill Travertine style floor tiles and a bespoke handmade kitchen which includes wall and base cupboards, bin drawer and a Stoves range cooker with 2 ovens, grill and warming drawer, an induction hob, tiled splash back and extractor above. There are walnut woodblock worksurfaces, an integrated dishwasher and a Belfast sink. There is space for a fridge / freezer and a dining table. The utility has plumbing for a washing machine, wall mounted Worcester Bosch central heating combination boiler, sink with mixer tap, and a guest WC. There is a further useful storage cupboard with shelving.

Beyond the kitchen is the light and airy garden room which has Velux roof lights and two sets of bifold doors offering views over the garden towards farmland.

From the sitting room turned stairs lead to the landing. Bedroom 1 has a pair of French doors (planning for a Juliet balcony) and a window with views of the garden. The ensuite has a roll top freestanding bath with shower attachment and Fired Earth wall and floor tiling, WC and a Victorian style hand basin with chrome frame. Bedroom 2 is at the front of the cottage and has exposed wall beams. There is a family shower room with extensive tiling, WC and a pedestal hand basin.

Outside the rear, there is a beautiful cottage garden which is full of bulbs, specimen trees including tree peonies, roses and shrubs. Close to the house is a seating area and lawned area. Beyond are brick steps down to a sunken patio and a detached substantial block with wood clad home office/studio known as The Folly. It has a tiled roof, bay windows and a glazed door and is currently used for both storage and home office. Beyond The Folly is a further lawned area which was previously a productive vegetable garden with a boundary trellis allowing views beyond over farmland. There is a side gate which allows access to the rear of 47 Sheinton Street for bins, garden waste or repairs.

Viewing is strictly through the agents and strongly recommended.

Guide Price: 440,000

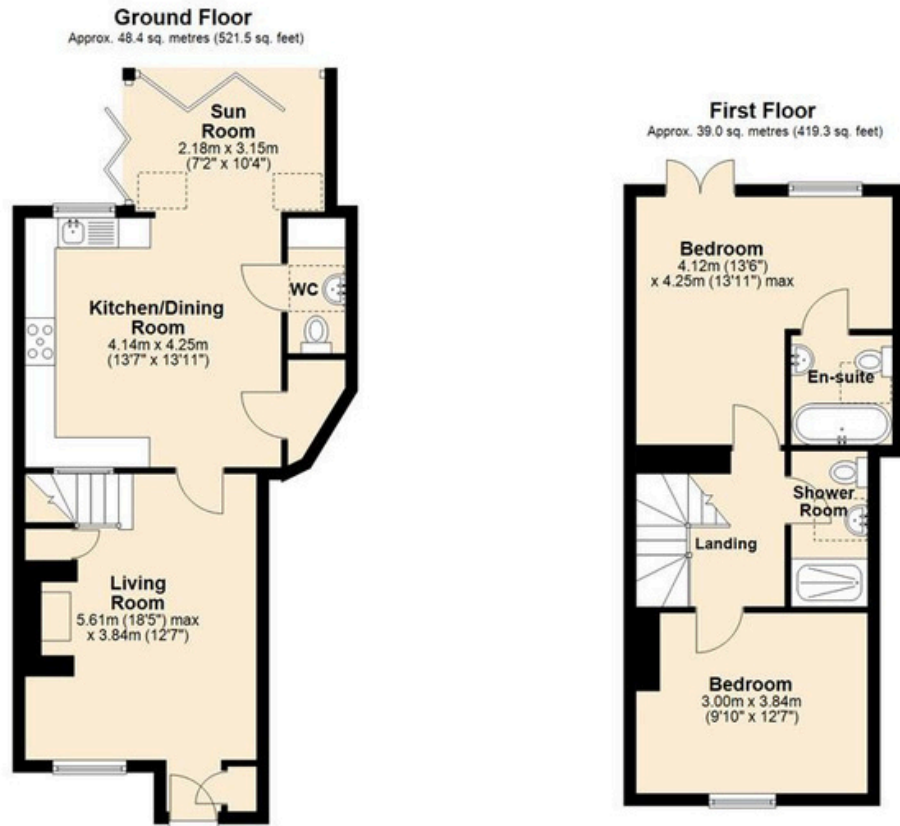
Directions:

From Much Wenlock High Street (one way) turn left on to Wilmore Street, passing the Church on the right and Queens Street on the left. Continue along and just before the junction, number 46 is on the right hand side. The postcode is TF13 6HU.

Services:

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





Total area: approx. 87.4 sq. metres (940.8 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.

Images are for visualization purposes only and may not reflect the actual finished product or features. Plan produced using PlanUp.



Anti-Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

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.

nick tart

Follow us on Facebook

18 Barrow Street, Much Wenlock, TF13 6EN
T: 01952 767877 muchwenlock@nicktart.com

BRIDGNORTH MUCH WENLOCK TELFORD IRONBRIDGE TETTENHALL NEWPORT

