Old Post Office Brockton, Much Wenlock, Shropshire, TF13 6JR

BERRIMAN
EATON

Old Post Office Brockton, Much Wenlock, Shropshire, TF13 6JR

A pretty country cottage tastefully presented having flexible studio/occasional bedroom accommodation. Viewing highly recommended just 10 mins from Much Wenlock in an Area Of Outstanding Natural Beauty.

Much Wenlock - 5 miles, Church Stretton - 9 miles, Bridgnorth - 9 miles, Shrewsbury - 18 miles, Ludlow - 17 miles, Kidderminster - 22 miles, Birmingham - 40 miles.
(All distances are approximate).

LOCATION

This is a pretty setting in the Hamlet of Brockton that lies within the beautiful Corvedale, an Area of Outstanding Natural Beauty, South West of the medieval market town of Much Wenlock. The Old Post Office is within walking distance to the local primary school and nursery. The area is particularly known for it's abundance of countryside walks and outdoor activities lying between Wenlock Edge and the Shropshire Hills. The pretty market town of Much Wenlock provides all day to day needs including a selection of independent shops, tearooms, pubs and eateries along with everyday necessities to include doctors, dentist, weekly markets and schooling for all ages. Further afield are Independent schools including Wrekin, Prestfelde, Shrewsbury School and Shrewsbury High School. Other towns such as Bridgnorth, Ludlow and Shrewsbury are within an easy drive.

OVERVIEW

This is a charming, period home full of character with exposed beams, having undergone much improvement and most tastefully presented with good natural light. The cottage benefits from a store room, that could potentially be converted into a ground floor shower / utility area with internal access.

ACCOMMODATION

On entering into a characterful entrance hall with bespoke built-in storage, exposed timber beams and quarry-tiled flooring. Beyond is the sitting room that features a wide and deep Inglenook fireplace with a fitted log burner, whilst a staircase turns up to the first floor. Beyond is a spacious breakfast kitchen having views to the front and rear that leads through a large glazed link with oak flooring into a more formal lounge area with continued oak flooring having a further fitted log burner and stable door to the garden.

From the lounge an oak staircase leads up to the studio (occasional bedroom) area, with sky lights and a large window overlooking the rear. A further door gives access into a study.

On the first floor of the main cottage, there are exposed beams, oak flooring throughout, and pretty windows with three double bedrooms, two having a good range of fitted storage. A large bathroom fitted in the period style has a freestanding bath below the window as a centrepiece with WC and dual handbasins.

ADJOINING BUILDING

To the rear of the sitting room there is a store area that has potential to be turned into a downstairs shower room / utility if desired.

OUTSIDE

A gravelled driveway leads to the front with good parking and access to the front door and side access. The garden to the rear is a good size and private. The patio has steps leading to the lawn with mature borders, hedging and fruit trees.

TENURE

We are advised the property is FREEHOLD with a flying freehold over bedroom 3. Confirmation should be sought through your Solicitor.

SERVICES

We are advised by our client that there is oil fired central heating, mains water, electricity and a septic tank is shared with the adjoining neighbour. Verification should be obtained from your surveyor.

LOCAL AUTHORITY AND COUNCIL TAX

Shropshire Council.
Tax Band: D.

VIEWING ARRANGEMENTS

Strictly by appointment. Please contact the office to arrange.

DIRECTIONS

From Bridgnorth, take the A458 towards Shrewsbury. On entering Morville take a left onto the B4368 signposted Craven Arms/Ludlow. Continue on the B4368 through Monkhopton. Upon entering Weston take a left turn signposted Brockton/Much Wenlock. Follow the road to the crossroads taking a left, where The Old Post Office can be found a short distance along on the right hand side (after the Old Post Office Cottage).

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£465,000

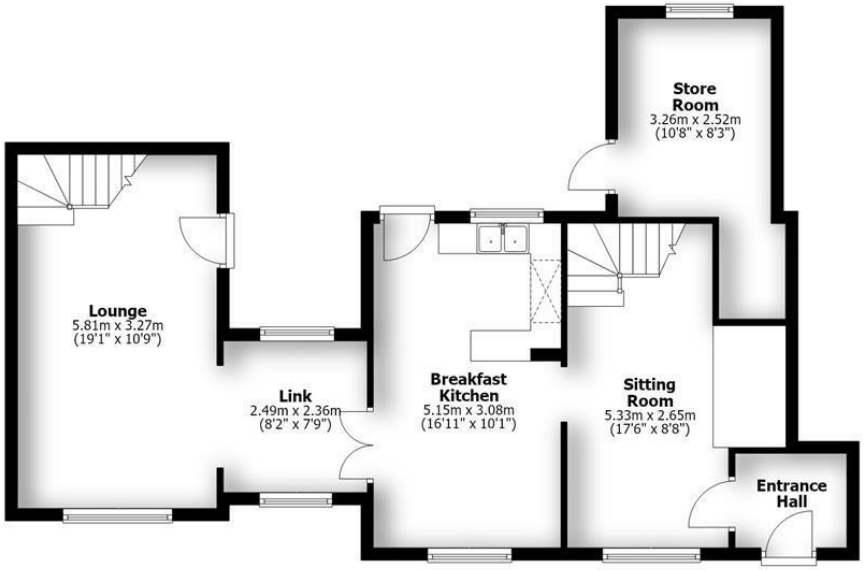
EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

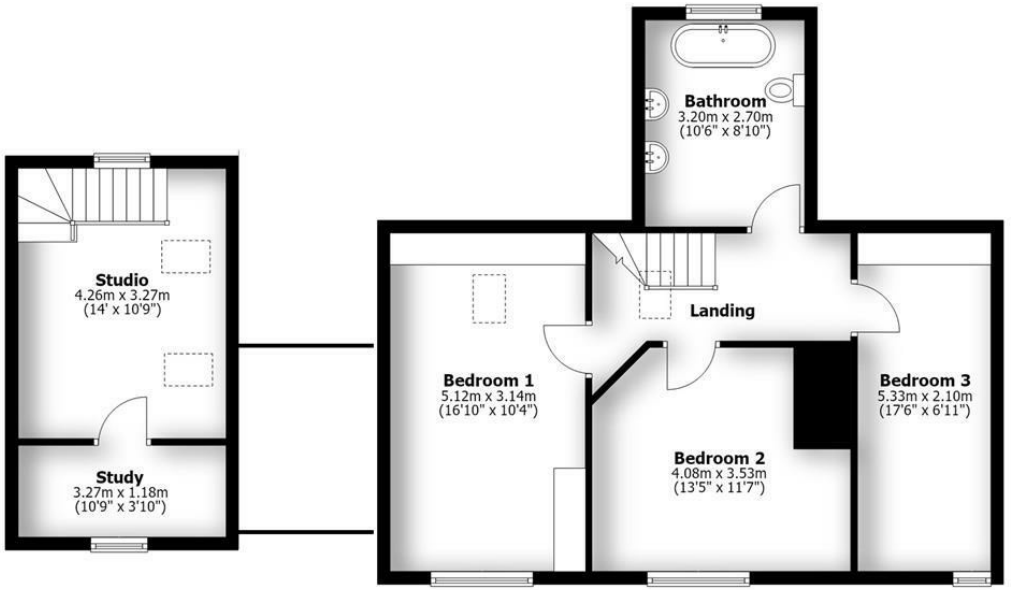
THE OLD POST OFFICE
BROCKTON

TOTAL: 148sq.m. 1594sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor