



# 2 The Woodlands

LONGVILLE | MUCH WENLOCK | TF13 6EB





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Much Wenlock 6 miles | Shrewsbury 14 miles | Bridgnorth 14 miles | Telford Town Centre 15 miles | Wolverhampton 29 miles  
(all mileages are approximate)

AN IMPRESSIVE FAMILY HOME WITHIN APPROXIMATELY 11.29 ACRES

Spacious and versatile accommodation  
Grounds extending to around 11.29 acres  
Substantial Double Garage/Workshop  
Stunning rural views  
Excellent equestrian facilities including manège, stabling, and tack room



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

2 The Woodlands is an exceptional country residence occupying an enviable position within approximately 11.29 acres of beautifully maintained gardens, paddocks, and private leisure grounds, all enjoying far-reaching rural views towards the dramatic backdrop of Wenlock Edge. Constructed in 1992 to an exacting standard, the property offers spacious and versatile accommodation perfectly suited to modern family living whilst embracing the charm and tranquillity of the surrounding countryside.

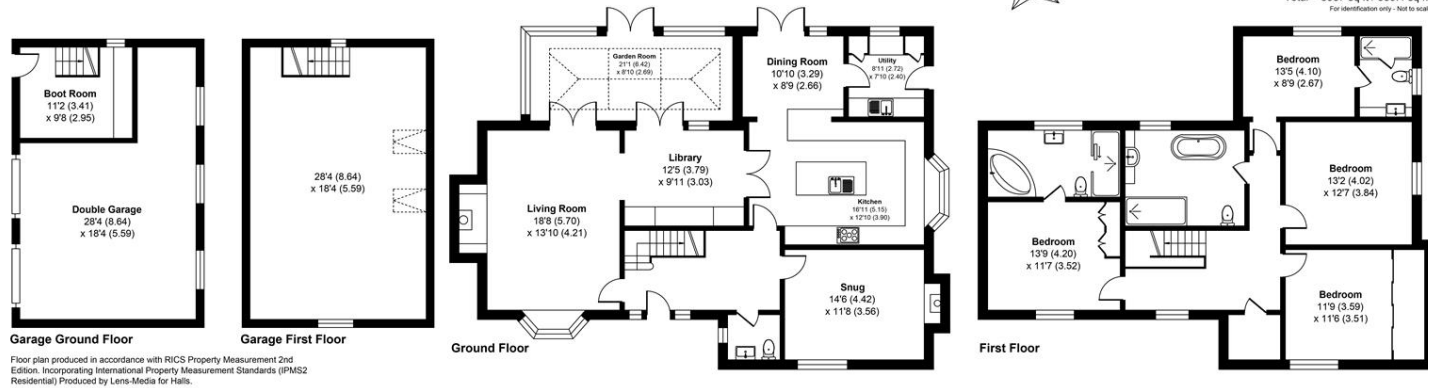
The property has been thoughtfully designed to provide a seamless flow between the principal reception rooms and the landscaped gardens beyond, creating a wonderful environment for both entertaining and day-to-day living. Of particular note are the impressive leisure and equestrian facilities, including a professionally constructed manège, private carp lake, stabling, and extensive grazing land, making the property ideally suited to those seeking an equestrian lifestyle or a peaceful rural retreat.

## SITUATION

The property is situated approximately one mile from the desirable hamlet of Longville, close to the historic market town of Much Wenlock, in the heart of the Shropshire countryside. Surrounded by rolling farmland, it enjoys a peaceful rural setting whilst remaining convenient for local amenities, shops, cafés, schooling, and outdoor pursuits around Wenlock Edge and the Shropshire Hills. Shrewsbury, Telford, and Wolverhampton are all within easy travelling distance, offering wider shopping, leisure, and rail connections.

## PROPERTY

Approached via a shared private road with a grand brick-pillared entrance, the property offers spacious and characterful accommodation throughout. Reception rooms include an impressive principal sitting room with inglenook fireplace and log burner, a separate



snug/study, library, and a stunning garden room with panoramic garden views and underfloor heating. The bespoke kitchen/breakfast room features modern units, central island, Rangemaster oven, and adjoining utility/boot room.

To the first floor are four generous double bedrooms, including a lovely main bedroom with an impressive ensuite bathroom, a further ensuite guest bedroom, and a stylish family bathroom.

Externally, the property benefits from excellent equestrian and leisure facilities including a 46m x 26m manège, four stables, tack and feed storage, and extensive grazing paddocks. A beautifully stocked private carp lake with island and circular walk provides a particularly tranquil feature within the grounds.



## GARDENS

The gardens and grounds extend to approximately 11.29 acres in total, with the formal landscaped gardens occupying just over 1.1 acres surrounding the house. These have been thoughtfully designed and carefully maintained to provide year-round colour and interest, featuring sweeping lawns, mature borders, ornamental pond terraces, azalea beds, and an impressive collection of unusual and non-indigenous trees and shrubs. The grounds provide a wonderful sense of privacy and seclusion whilst enjoying uninterrupted views across the surrounding countryside. Beyond the formal gardens lie extensive grazing paddocks with separate access, ideal for equestrian use or smallholding purposes.

## GARAGE / WORKSHOP

The detached double garage benefits from electric doors and incorporates a useful garden store and laundry area. Above the garage is a converted first-floor office space, offering excellent flexibility for home working, hobbies, or potential ancillary accommodation, subject to the necessary consents. The building also benefits from solar panels, enhancing the property's overall efficiency and practicality.

## SCHOOLING

The area is well served by a selection of highly regarded state and independent schools. Primary schooling is available locally, whilst secondary education can be found in Much Wenlock, Bridgnorth, and Shrewsbury. Independent schooling in the wider area includes Prestfelde School, Shrewsbury School, Wrekin College, Old Hall School, and Adcote School for Girls, all of which are readily accessible from the property.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property has mains electric. LPG heating and Private Borehole for water. Drainage is provided to a private system

## LOCAL AUTHORITY

Shropshire Council.

## COUNCIL TAX

Council Tax Band – G

## DIRECTIONS

From the centre of Much Wenlock proceed out of town on the B4371 towards Church Stretton. Continue for approximately 5.5 miles through Homer and towards Longville. Upon entering Longville, turn left signposted The Woodlands and continue along the shared private lane where the property will be found after a short distance on the left.



## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



