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Rowan House & Commercial Shop,
Much Wenlock

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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.

Rowan House forms part of a substantial and prominent, double fronted property in the heart of Much Wenlock overlooking the Guildhall and Church Whilst the property fronts Wilmore Street, access is from Back Lane. It includes a double frontage shop which has access off Wilmore Street, directly opposite the Guild Hall, presently subject to a commercial lease which expires on the 31st of August 2027.



The ground floor has an entrance hallway and staircase leading to the central first floor landing. The sitting room is well proportioned and has a gas flame effect fire with period fire surround and useful built-in display cupboards and bookshelves. Both the sitting room and dining room feature bay windows, giving views along Willmore Street, Barrow Street and the Guildhall immediately to the front. The separate dining room is equally well proportioned and has built-in cupboards. The breakfast kitchen has been refitted with an extensive range of wall and base cupboards including a dishwasher, fridge freezer, double oven, microwave, hob and extractor.

There is a door to the rear roof terrace which has views over the town. Approached from the inner hall is bedroom three which includes a built-in cupboard, fitted wardrobe and has the advantage of a shower room, with large shower, wash hand basin and WC. A staircase leads to the second floor and two further bedrooms both overlooking the Guildhall, one has exposed board floors and beams.

There is a central family bathroom which can be approached from both the bedroom and the landing and has a white suite comprising bath, basin and WC.

The property retains many of the original features, panelled doors, high ceilings together with the advantage of double glazing and gas central heating.

The retail shop has a central entrance door and two independent retail areas. The area on the left has two rooms, a kitchenette and a WC. There is a rear door (blocked) which would open to Rowan House driveway. Off the central hall are 2 further retail areas. Note - further information on the present Lease is available from the Agent.

Outside to the rear of the property is the gravel driveway and a detached brick and timber clad garage with slate roof, electricity and power, having an electric car charging point and electric roller garage door. There is additional parking for several vehicles.

Note: West Wing cottage has access over the driveway to a parking space and could be available to purchased, presently tenanted

Guide Price: £495,000

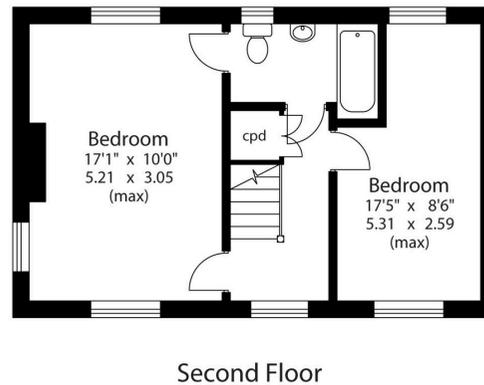
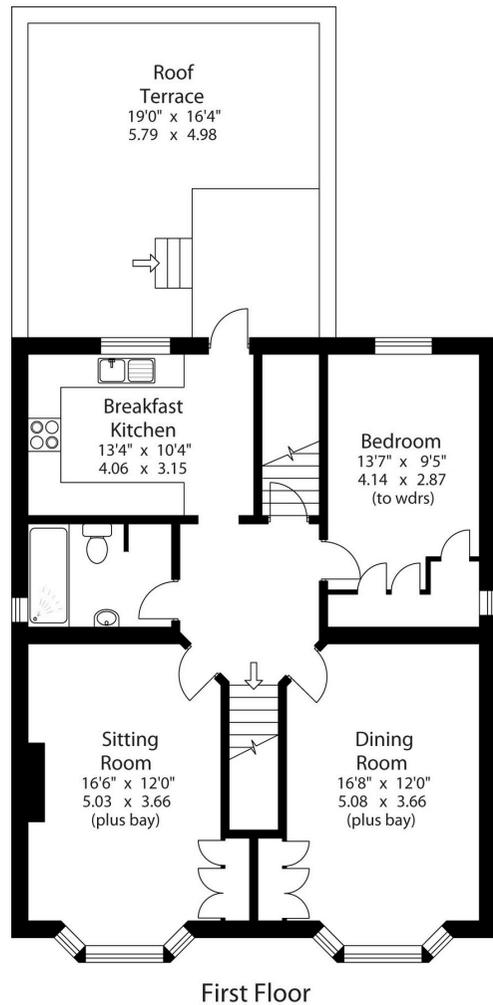
Directions: The property is found to the rear of the High Street in Back Lane. From Bridgnorth, continue into Much Wenlock turning into the High Street and at the junction with Barrow Street, turn left in the Bull Ring. Turn left into Queen Street and then left again into Back Lane where the entrance is a few yards on the left-hand side, just before the small car park, and identified by a plaque on the wall. Continue over the gravel driveway, where the garage is on the left-hand, to the picket fence and gate which is marked Rowan House. The entrance door is under the covered porch. The postcode is TF13 6LY.

Services:

Residential - All mains services and gas fired central heating; EPC D; Council Tax band C.

Commercial - Mains water, drainage; EPC Rating C.





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.

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