



nick tart

Havenscroft, Homer, Nr Much Wenlock

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The village of Homer is situated not far from the picturesque town of Much Wenlock. For the energetic, Wenlock can be reached by a brisk walk otherwise it's only a short distance away by car. There are good local amenities including primary and secondary schools a convenience store, chemist and doctors. The county town of Shrewsbury is within easy motoring distance and at nearby Telford there are both road and rail network links to the rest of the country.

Havenscroft is situated on the very edge of Homer in an elevated position that adjoins woodland, there are stunning views over countryside across to Shrewsbury and beyond to the Welsh Mountains. The original cottage was built of stone and has period characters with exposed beams and original brick walls. The present owners have made considerable alterations to the rear of the property including removing walls between the former dining room, kitchen and the utility room. This is now a wonderful, light and contemporary entertaining area with solid oak folding doors, which allow views over the garden and beyond.

The accommodation includes an oak framed porch and door opening into the spacious entrance hall, which has ceiling beams and engineered parquet oak flooring which continues through most of the ground floor. To the left of the hall is the sitting room which is well proportioned, again with exposed beams and a brick lined recessed fireplace, with large beam over and Clearview multifuel stove on a raised hearth. To the right of the hall, glazed double doors open into the dining room which has beamed ceiling, recessed Inglenook fireplace with another woodburning stove and a cast iron door to the original bread oven. There is also a built-in wine cooler and glass display cabinet and a window with deep sill overlooks the garden



The wall which used to separate the dining room from the kitchen has been removed and now has a contemporary, light atmosphere which has sandstone, insulated, underfloor, wet heating system. The Magnet kitchen incorporates a larder storage cupboard with double doors, two integral fridges/freezer, a fan oven, an independent steam oven and an integral microwave. The double Belfast sink has a Quooker instant hot water tap and beneath the quartz work surface is an extra-large dishwasher and integrated recycling bins together, with numerous storage cupboards and wall cupboards. A large island unit with quartz worksurface has an induction hob and extractor, beneath are cupboards with double opening doors for easy access. To the rear of the kitchen is a bespoke French oak, framed extension, built by "Rich Oak", triple aluminium bi-fold French doors allow views over the garden. From the hallway is a rear hall with tiled floors, roof lights, ample storage for shoes / cleaning equipment and an additional door to the rear.

There is a ground floor shower room which has a fountain head shower, an oval vanity basin, WC, ladder towel warmer / radiator and a Velux window.

From the hall, stairs lead to a spacious landing. Bedroom one is a good size with exposed timber flooring, purpose-built wardrobes including hanging rail and shelving and views over the rear garden towards the Welsh mountains. Bedroom 2 is also a double. The third bedroom is presently used as a home office but could easily accommodate a single bed and has views to the front of the house.

Off the landing a staircase, which leads to the large attic room is currently used as a bedroom with undereaves storage and hanging rails. There is further undereaves access to the roof space. The family bathroom is spacious and has a large bath, separate shower, WC and pedestal basin. There is also a large airing cupboard with plenty of shelving.

Outside at the front is a block paved driveway with parking for several vehicles and access to the double detached garage with electric roller door. Internally, part of the space is converted into a soundproof music studio which could be easily removed. There is a loft ladder to the additional, large, boarded roof space. To the side of the property is the oil tank, log store and compost area. From the driveway there is a wooden gate which leads to the rear of the property and a large paved entertaining area with steps down to the lawn and the second seating area, which takes advantage of the evening sun. There are mature borders, fruit tree and shed.

**Guide Price: £650,000**

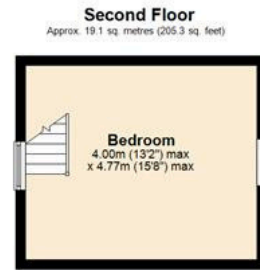
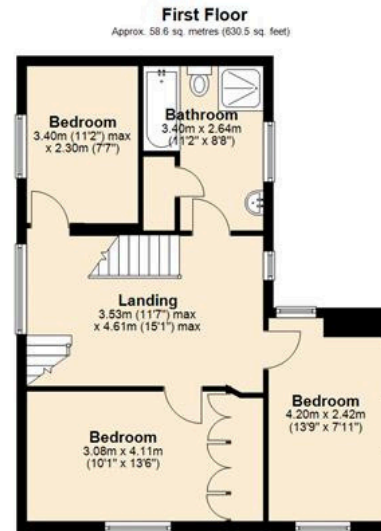
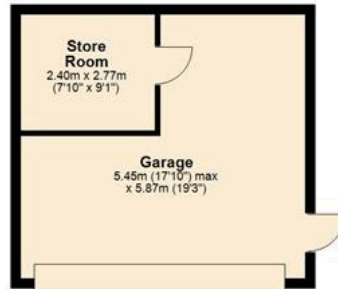
**Directions:**

Leave Much Wenlock on the A4169 towards Buildwas passing the school on the right hand side, just before the brow of the bank turn left signposted Homer, follow the road which will drop down the hill and the property is then the first property on your left hand side. The postcode is TF13 6ND.

**Services:**

Mains water, electric and drainage, oil central heating.  
Energy Performance Rating E.  
Council Tax band F.





Total area: approx. 185.6 sq. metres (1997.4 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.

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**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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