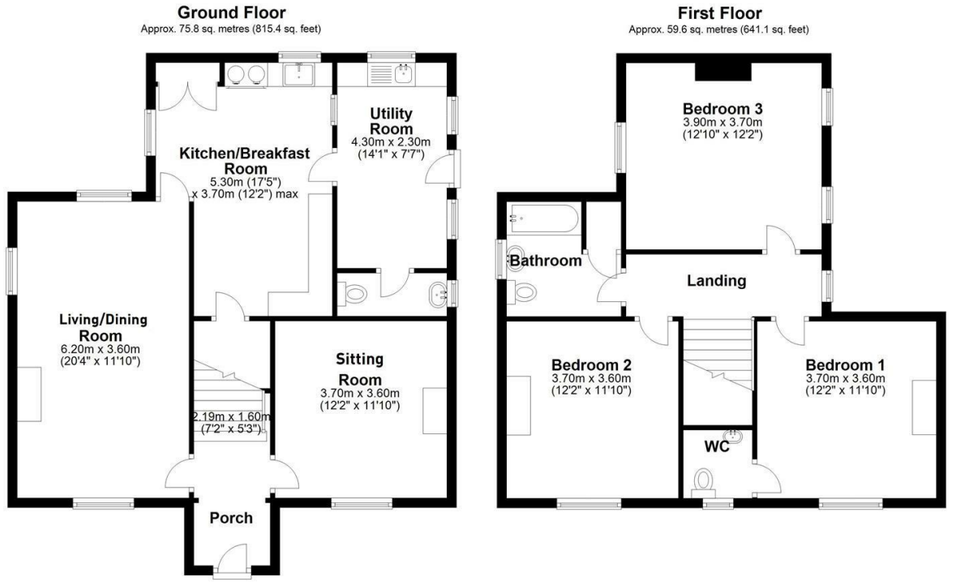
FOR SALE

The Larches Longville, Much Wenlock, TF13 6EA

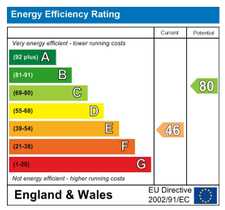


Total area: approx. 135.3 sq. metres (1456.5 sq. feet)

The Larches

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

Shrewsbury Lettings
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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FOR SALE

£2,150 Per Calendar Month

The Larches Longville, Much Wenlock, TF13 6EA

A most desirable detached country house with scope to extend (STPP) together with gardens, versatile range of outbuildings including stabling and paddocks in a stunning unspoilt rural location facing Wenlock Edge. IN ALL APPROX 0.97 acres.

FOR SALE

MILEAGES: Church Stretton 7 miles, Much Wenlock 7.7 miles, Shrewsbury 14.5 miles, Ludlow 14.8 miles and Telford 15.6 miles. All mileages are approximate.

2 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

- **Desirable detached house**
- **Generous reception rooms**
- **Outbuildings**
- **Rural location**
- **AVAILABLE NOW**
- **Paddock**

DIRECTIONS
From Shrewsbury take the A458 Bridgnorth road to Much Wenlock and just before entering the town turn right along the B4371 road signed Church Stretton. Follow this road for about 6 miles to Longville. Turn right signed Plaish, follow this lane to a set of crossroads, then turn right signed Church Preen School. Follow this lane for about 0.3 mile and the entrance driveway will be seen on the left hand side.

SITUATION
The property is situated in a picturesque location, set well back off a country lane with extensive farmland views, including a wonderful aspect towards Wenlock Edge to the front. The immediate countryside offers delightful walks and riding out opportunities along the network of lanes. A full range of amenities can be found in the popular market towns of Much Wenlock and Church Stretton, whilst more comprehensive amenities can be found in either Telford or Shrewsbury.

DESCRIPTION
The Larches offers a rare opportunity in the market to acquire an individual and appealing detached country property, which will particularly appeal to those seeking outbuildings and land for a range of purposes. The house enjoys a traditional layout, whilst being well proportioned, including two generous size reception rooms and three double bedrooms.

ACCOMMODATION
Entrance hall.

SITTING ROOM
With feature period decorative cast iron fireplace and tiled hearth. Window aspect to the front with views towards Wenlock Edge.

LIVING/DINING ROOM
With brick fireplace having inset enclosed fire grate with quarry tiled hearth. Triple window aspect with wonderful views.

BREAKFAST KITCHEN
With tiled floor. Generous black granite work surfaces with mainly tiled splash and built in Belfast sink with chrome mixer tap. Attractive range of solid wood (oak/pine) base and eye level units including cupboards and drawers with plate rack. RAYBURN RANGE COOKER (twin hot plate and two ovens) which also serves the domestic hot water and central heating systems. High level display mantel and wall shelving. Serving hatch to dining room area. Walk-in understairs PANTRY CUPBOARD.

UTILTY/BOOT ROOM
With tiled floor. Fitted granite effect work top with built in stainless steel sink unit. Selection of oak faced base units, space and plumbing for washing machine, rear entrance door giving access to the outbuildings and yard.

CLOAKS/WC
With tiled floor. Close coupled WC, pedestal wash hand basin.

FIRST FLOOR LANDING
With part exposed timberwork, access to loft space.

BEDROOM 1 (DOUBLE)
With feature period cast iron fireplace and tiled hearth. Window aspect with wonderful views towards Wenlock Edge.

EN-SUITE WASHROOM
With pedestal wash hand basin and splash, fitted pine toiletry shelf over with mirror. Close coupled WC.

BEDROOM 2 (DOUBLE)
With attractive period fireplace, recess with fitted shelving. Window aspect with wonderful views towards Wenlock Edge.

BEDROOM 3 (DOUBLE)
With triple window aspect offering wonderful views over surrounding countryside.

BATHROOM
With contemporary wood effect vinyl flooring. Modern suite to include contoured bath with tiled and aqua style panelled splash, wall mounted Grohe chrome shower unit with rainhead and hand held attachment, glazed splash screen, pedestal wash hand basin and close coupled WC. Mirrored wall cabinet, wall accessories, electric shaver socket. Airing cupboard containing factory insulated hot water cylinder with immersion heater and slatted shelving.

OUTSIDE
The property is approached through a gated, post and railed entrance onto a long sweeping gravelled driveway flanked by grassed areas. This then links around the rear of the house with a GRAVELLED COURTYARD and ample parking space for numerous vehicles.

THE GARDEN
This has been designed for ease of maintenance and lies to the front, laid to a good size lawn divided by a central pathway. Adjacent to the house are well stocked shrubbery and rose beds. The garden is enclosed by either post and rail fencing or hedgerow, whilst being south facing. To the side of the house, adjacent to the rear entrance is a small concreted area enclosed by timber picket fencing with cold water tap.

GENERAL REMARKS

TERMS OF TERMS
Available on an assured periodic tenancy agreement. A security deposit of 5 weeks rent will be required to be held by the DPS.

SERVICES
Mains water (sub metred) and electricity are understood to be connected. Foul drainage is to a septic tank. Oil fired central heating.

COUNCIL TAX
The property is in Council Tax band 'E' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.