TO LET

Larden Grange Brockton, Much Wenlock, TF13 6JT

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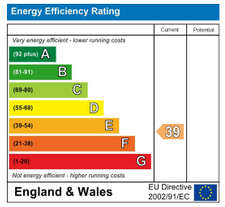
Energy Performance Rating



Halls 1845

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TO LET

£3000 per calendar month

Larden Grange Brockton, Much Wenlock, TF13 6JT

A beautifully situated and substantial detached residence which has been carefully renovated to a high standard to provide 5 bedrooms, 2 en-suite & family bathrooms, brand new kitchen/family/dining room, living room, library/office, laundry & back kitchen, guest wc, hall and galleried landing. All standing in good sized private gardens and terraces boasting stunning country views. Available on an assured periodic tenancy subject to full references and deposit.

TO LET

3 Reception Room/s | 5 Bedroom/s | 3 Bath/Shower Room/s

- **Beautifully situated detached stone house with stunning views**
- **5 double bedrooms**
- **2 ensuite and family bathroom and 1 dressing room**
- **Brand new contemporary fitted kitchen with new range cooker**
- **open plan to the dining area/family space overlooking the terrace**
- **Approximately 3200 square feet**
- **Elegant living room with French doors to gardens**
- **generous library/office/reception**
- **ancillary laundry, back kitchen and guest wc**
- **adjacent to a modern well-run farm with informal sporting activities**

DESCRIPTION
A beautifully situated and substantial detached residence which has been carefully renovated to a high standard to provide accommodation which extends to around 3200 square feet including 5 bedrooms, 2 en-suite & 1 family bathroom, brand new fitted kitchen/family/dining room, living room, library/office, laundry & back kitchen, guest wc, hall and galleried landing. All standing in good sized private gardens and terraces boasting stunning country views. It stands on the edge of a modern well managed farm which also enjoys informal country pursuits during the season. Available on an assured periodic tenancy subject to full references and deposit.

SITUATION
The detached property is situated in a quiet rural setting in the midst of the glorious Corvedale, a broad lush river valley which runs between Much Wenlock and Ludlow. The valley is famed for its classic English countryside, featuring rolling farmland, peaceful villages, and rural vernacular architecture.

Ludlow, (16 miles) Shrewsbury (20 miles) Bridgnorth (10 miles) & Much Wenlock (6 miles), all of which offer a comprehensive range of services and amenities.

ACCOMMODATION

ENTRANCE HALL
Approached from the rear parking area and comprising a large space with new wood floor, central staircase and several doors leading off to the ground floor rooms as follows

KITCHEN/FAMILY/DINING ROOM
26'9 x 14'2 (8.15m x 4.32m)
Completely refurbished with a high-quality range of base and wall units with quartz worktops, island unit, integral NEFF microwave and wine cooler, Rangemaster electric cooking range, space for American style fridge/freezer, tiled floors and French windows out to the patio and gardens.

SITTING ROOM
20 x 13'8 (6.10m x 4.17m)
A beautifully appointed room approached by an arch from the kitchen with a new wood floor, open fireplace, super views from the large windows and French doors out to the terrace to the rolling countryside beyond.

LIBRARY/OFFICE
17'5 x 17'8 (5.31m x 5.38m)
A great space with fitted carpet, a range of bookshelves and cupboards, French doors to the rear and window to gardens.

SIDE HALL
12'1 x 11'5 (3.68m x 3.48m)
With matching tiled floors, fitted larder cupboards, bench and coat hooks, part glazed door to outside, return to the hall and to

LAUNDRY/UTILITY
11'4 x 9'8 (3.45m x 2.95m)
comprising a modern sink with space for appliances, matching tiled floors and LPG central heating boiler.

GUEST WC
Low flush wc, tiled floor and wash basin.

LANDING
28 x 14 (8.53m x 4.27m)
a carpeted staircase rises centrally from the hall to a spacious galleried landing with the two principal bedrooms at the front enjoying glorious country views.

BEDROOM 1
14'6 x 13'8 (4.42m x 4.17m)
With outstanding country views

EN-SUITE SHOWER
9'9 x 5' (2.97m x 1.52m)
Walk-in cubicle with mixer shower & screen, wc, wash basin, tiled floors and mirror.

DRESSING ROOM
9'5 x 8'3 (2.87m x 2.51m)
With full height wardrobes and window to the front.

BEDROOM 2
18'2 x 9'7 (5.54m x 2.92m)
Again, with outstanding views, fitted wardrobes.

EN-SUITE SHOWER
7' x 5' (2.13m x 1.52m)
Fully tiled walls and floor, cubicle with mixer shower wc and wash basin.

BEDROOM 3
13' x 12'4 (3.96m x 3.76m)

FAMILY BATHROOM
13' x 9'9 (3.96m x 2.97m)
comprising a new suite of Victorian style bath. wash basin and wc, corner walk-in shower, towel radiator, partial wall cladding and laminate floor.

BEDROOM 4
13'9 x 8'1 (4.19m x 2.46m)

BEDROOM 5
14' x 8'6 (4.27m x 2.59m)

OUTSIDE
The house is approached by a long, well maintained private drive shared with the adjoining modern farm through a wooden gate accessing the spacious parking areas to the side and rear retained by a high stone wall. Adjacent is a two-storey brick barn which may be available for general storage by arrangement.

The garden areas lie mainly to the front and far side being very private and enjoying stunning views over open countryside to the front. They principally comprise large lawned areas with edging floral borders together with a spacious raised paved terraces close to the building with French doors back into the sitting room and kitchen, all of which enjoy the fabulous views.

TERMS
The property will be offered on an Assured Periodic Tenancy, with longer term tenants preferred.

Pets to be declared prior to viewing.

HOLDING DEPOSIT
A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT
A security deposit equal to five weeks' rent will be due to be held by the DPS.

COUNCIL TAX
The property is listed as a band G on the local authority register. Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

VIEWING
By appointment through Halls, Bishops Castle 01588 638755

DIRECTIONS
From Much Wenlock proceed West on the B4378 through Bourton and Brockton for 5 miles and turn right up the farm drive and continue to the top and bear left past the building and the house is found at the end. What3 words: parading.generally.froth

AGENTS NOTE
Larden Grange is a fantastic renovated and refurbished family home which stand adjoining a modern, very well managed farm with additional poultry unit. It is also a small sporting estate that enjoys informal country pursuits including shooting.

SERVICES
LPG central heating with underfloor heating to all ground floor rooms excluding the library/office. Solar PV panels are installed which should provide savings to the annual running costs. Mains electricity, private borehole water and private drainage.