



FOR SALE

Offers In The Region Of £725,000

The Larches, Longville, Much Wenlock, TF13 6EA

A most desirable and interesting detached country house with scope to extend (STPP) together with gardens, versatile range of outbuildings including stabling and amenities paddocks in a stunning unspoilt rural location facing Wenlock Edge. IN ALL NEARLY 1 ACRE. Additional land and buildings may be available to rent.



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.



- **Desirable detached house**
- **Generous reception rooms**
- **Scope to extend (STPP)**
- **Outbuildings & Paddocks**
- **IN ALL NEARLY 1 ACRE**
- **Additional land/building to rent**

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. There may also be scope to extend (subject to planning consent and further investigation), which will no doubt enhance the living accommodation.

Outside, the property is set off a delightful long driveway with a lovely parking courtyard and ample space for a number of vehicles. Set around are a versatile range of outbuildings, currently used for storage and equestrian use, however, they could with adaption offer scope for workshops, offices or leisure use (stpp). One of the current main outbuildings is divided into a stable barn with a central work area. There is in addition a former open Shippion, which would make an excellent workshop, with rear storage and potential for kennels adjacent.

The Land is divided into two amenity grazing paddocks at the front and rear. THE WHOLE EXTENDS TO APPROXIMATELY 0.98 ACRE.

ADDITIONAL BUILDING & LAND TO RENT

The current vendors own the adjacent portal frame agricultural building and a separate grazing field extending to 5.01 acres which may be available to rent by agreement.

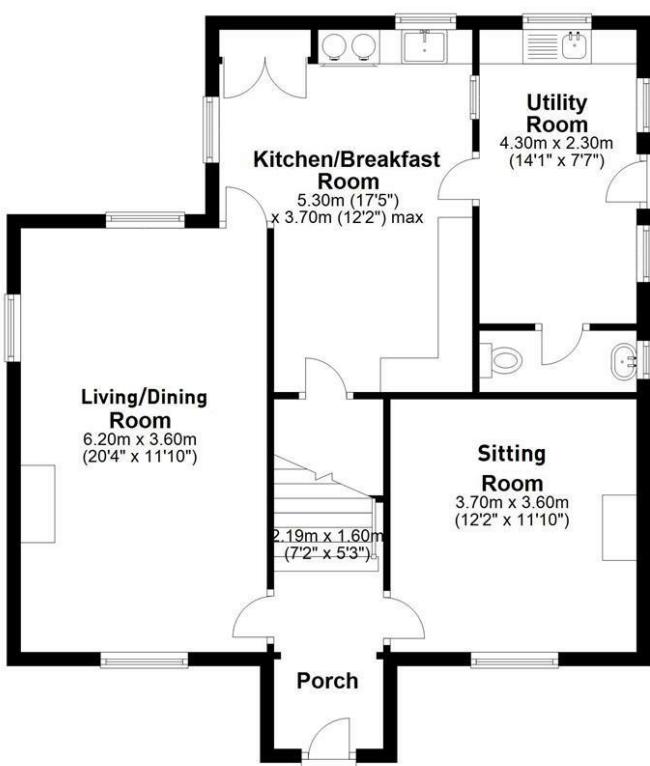
ACCOMMODATION

Entrance hall.



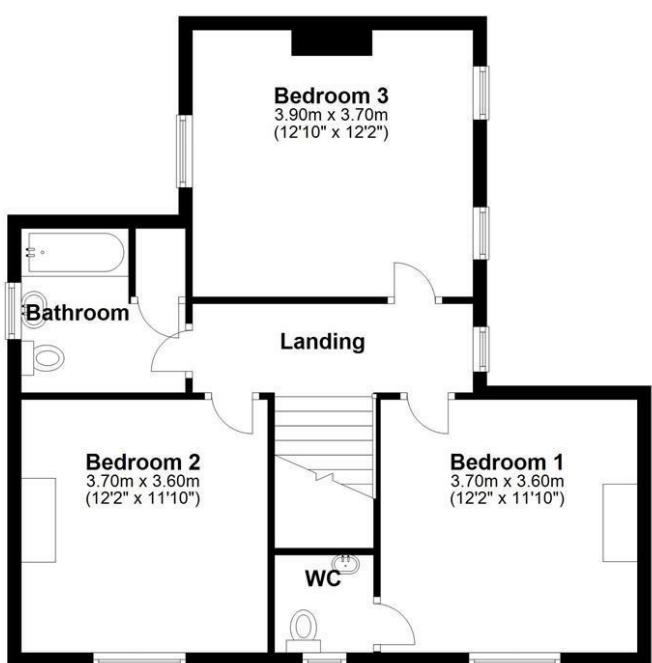
Ground Floor

Approx. 75.8 sq. metres (815.4 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.1 sq. feet)



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

The Larches

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



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.

UTILITY/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

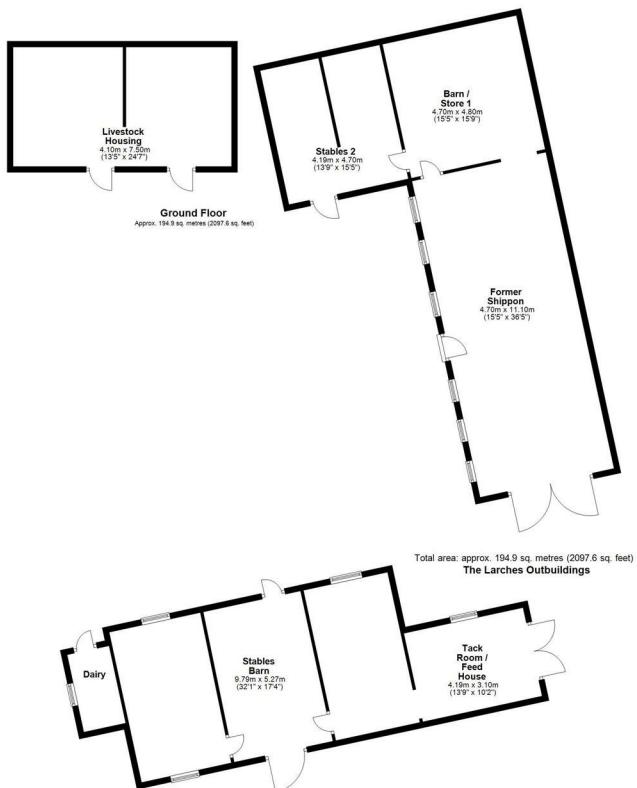
With contemporary wood effect vinyl flooring. Modern suite to include contoured bath with tiled and aqua style panelled splash, wall mounted Grohe chrome shower unit with rainhead and hand held attachment, glazed splash screen, pedestal wash hand basin and close coupled WC. Mirrored wall cabinet, wall 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.



THE OUTBUILDINGS

These surround the courtyard and comprise as follows:

LIVESTOCK HOUSING built of concrete block, part timber clad and corrugated sheeted, divided into UNIT 1 - approx. 13'5" x 11'10" and UNIT 2 - approx. 13'5" X 11'11". The building is served by electricity.

FORMER SHIPPON RANGE built of concrete block, part timber clad, beneath a corrugated sheeted roof and comprising: former SHIPPON approx. 36'5 x 15'5"; BARN/STORE 1 - approx. 15'9" x 15'6"; STORES 2 - approx. 15'" x 13'9" overall and sub-divided in two.

STABLE BARN built of concrete block, part timber clad, with a corrugated sheeted roof and comprising: CENTRAL WORK/STORE AREA with wall mounted horse rug rack - approx. 17'4" x 11'2"; STABLE 1 - approx. 17'4" X 10'0"; STABLE 2 - approx. 17'4" X 10'1". Lighting is provided to both stables.

Adjoining TACK ROOM/FEED HOUSE - approx. 13'9" x 10'2".

OLD DAIRY/STORE - approx. 9'9" x 7'11" with lighting and power.

THE PADDOCKS

These are provided in two useful grazing enclosures, separated with one to the front of the gardens and the other to the rear of the courtyard and buildings.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale. The fitted carpets as laid are included.

SERVICES

Mains water (sub metred) and electricity are understood to be connected. Foul drainage is to a septic tank. Oil fired central heating. None of these services have been tested.

TENURE.

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS.

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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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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