



Home Farm, Little Wenlock, Telford, Shropshire

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Home Farm

Little Wenlock

Telford

Shropshire

TF6 5BN

A magnificent six-bedroom Grade II listed farmhouse with a substantial outbuilding and a splendid garden

M54 (Jct 6) 3 miles, Telford town centre 3 miles, Telford Central mainline station 5 miles, Shrewsbury 14 miles, Birmingham Airport 47 miles

Reception hall | Sitting room | Drawing room
Study | Dining room | Kitchen | Utility | Cellar
2 Cloakrooms | 6 Bedrooms | Family bathroom
Shower room | Outbuilding | Garden | About 2.4 acres | EPC Rating F

The property

Home Farm is a fine Grade II listed farmhouse with an outbuilding, both dating from the late 18th century. The house features splendid brick elevations and a wealth of attractive original features including large sash windows, exposed timber beams and original fireplaces.

There are three comfortable reception rooms of similar proportions at the front of the ground floor. These include the sitting room with its logburner, the formal dining room and the impressive drawing room boasting a central log burner and triple aspect, including French doors opening onto the rear garden. Towards the rear of the ground floor, the kitchen features brick flooring, bespoke wooden cabinetry, integrated appliances and space for a breakfast table, while the utility room and cellar provide space for further storage and appliances.

Arranged over the first and second floor are six double bedrooms plus a useful study. There are two family bathrooms and a separate WC.

Outside

Access to the property is via the gravel driveway, which provides plenty of parking space in front of the large brick-built outbuilding. The outbuilding has Grade II Listed status along with the house and totals more than 3,500 sq. ft of storage space, which offers significant potential for development, subject to the necessary consents. The garden surrounding the house is extensive and includes rolling lawns, a wealth of established shrubs, hedgerows and trees and areas of paved and gravel terracing for al fresco dining. There is also a wooded area and a grassy meadow beyond the main garden, creating a peaceful, secluded environment in which to relax. In total the gardens and ground extend to about 2.4 acres.

Location

Home Farm stands within the much sought after village of Little Wenlock, nestled into the south side of the Wrekin. The house combines village living with extraordinary privacy, peace and quiet.

Little Wenlock is a charming village with an active local community offering year round events organised by the village hall, Church and well reputed public house – The Huntsman. There are a number of footpaths and bridle ways giving access to the surrounding countryside for walking and riding, along with a golf course nearby.

The area is renowned for its excellent schools within the state and independent sectors. Coalbrookdale Primary school is a short drive while Wrekin College, Thomas Telford, Newport grammar and the range of Shrewsbury schools are all easily accessible. The village is well placed for commuting to the county town of Shrewsbury, Telford and Midland Business centres, while the nearby town of Much Wenlock offers a range of local amenities, individual shops and weekly farmers market.



General

Local Authority: Telford and Wrekin

Services: Mains electricity and water, oil fired central heating. Private drainage via a septic tank (we are currently investigating whether this complies with current regulations).

Council Tax: Band G

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Tenure: Freehold

Guide Price: £1,200,000

Listing: Grade II listed

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Directions

Follow Sat Nav to TF6 5BN

What3words keyboard.frantic.applauded

From Shrewsbury, head to the A5 eastbound and continue to junction 7 of the M54 before leaving and turning right onto the B5061. Continue for 2.5 miles, into Little Wenlock and turn left onto Malthouse Bank. You will find the property on the left



Floorplans
 House internal area 4,338 sq ft (403 sq m)
 Barn internal area 3,542 sq ft (329 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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