



THE LARCHES

LONGVILLE | MUCH WENLOCK | SHROPSHIRE | TF13 6EA





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Church Stretton 7 miles | Much Wenlock 7.7 miles | Shrewsbury 14.5 miles | Ludlow 14.8 miles | Telford 15.6 miles
(all mileages are approximate)

A MOST DESIRABLE DETACHED COUNTRY HOUSE WITH GARDENS, A
VERSATILE RANGE OF OUTBUILDINGS, STABLING AND PADDOCKS IN A
STUNNING UNSPOILT RURAL LOCATION FACING WENLOCK EDGE

Desirable detached house with stunning views

Generous reception rooms

Scope to extend (STPP)

Outbuildings & Paddocks

In all approx. 0.97 acres. Further 6.5 acres available by separate negotiation



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

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.

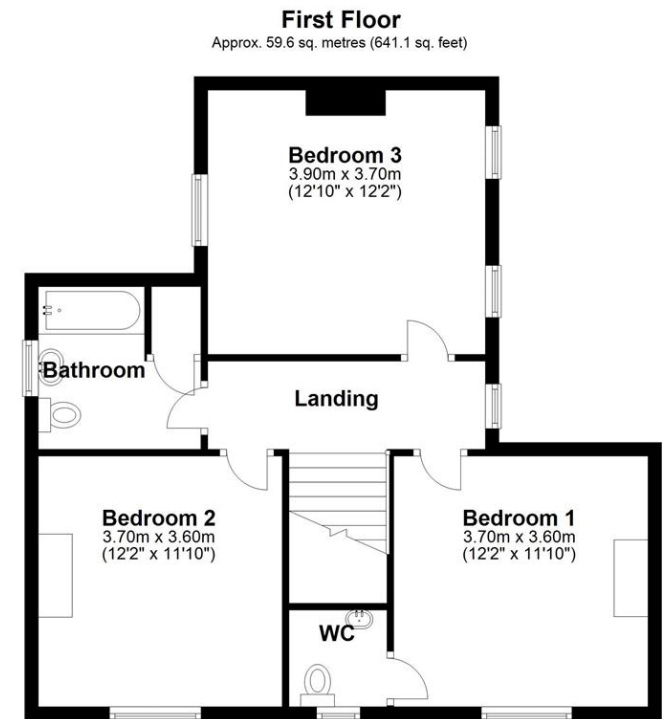
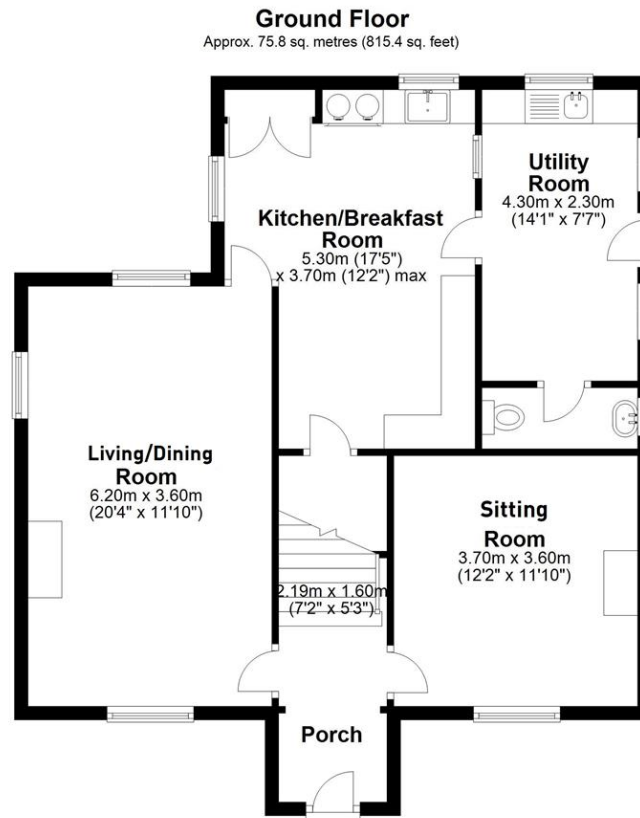
Outside, the property is set off a delightful long driveway with a lovely parking courtyard and ample space for a number of vehicles. Set around are a versatile range of outbuildings, currently used for storage and equestrian use, however, they could with adaption offer scope for workshops, offices or 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 Shippon, which would make an excellent workshop, with rear storage and potential for kennels adjacent.

There are also two grazing paddocks at the front and rear of the property itself. THE WHOLE EXTENDS TO APPROXIMATELY 0.97 ACRES.

There are a further 6.5 acres opposite the property on the other side of the land available by separate negotiation.

SITUATION & ACCOMMODATION

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.



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

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GARDENS & PADDOCKS

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.

There are two useful grazing enclosures, with one to the front of the gardens and the other to the rear of the courtyard and buildings.

OUTBUILDINGS

These surround the courtyard and comprise as follows:

- Livestock Housing,
- Former Shippon Range
- Stable Barn
- Tack Room/Feed House
- Old Dairy/Store

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

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.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX & EPC RATING

Council Tax Band – E

Current EPC Rating - E

DIRECTIONS

What3words:///articulated.operation.emperor

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.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

FIXTURES & FITTINGS

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

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.

Promap[®]

LANDMARK INFORMATION GROUP[®]

190.9m

191.8m

192.7m

Promap[®]

LANDMARK INFORMATION GROUP[®]

Area: 6.541 acres Optional

Area: 0.972 acres Included

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Issues

