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The Dell, Homer, nr Much Wenlock

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Much Wenlock is steeped in history. The town grew around a monastery founded 680 A.D. which was replaced by a Priory, the ruins of which can be seen today. Attractions in the town include the 16th century Guildhall and the residence, opposite the Church, of Dr William Penny Brooks, who founded the original Olympic Games in 1850. The town centre has a good range of shops, a convenience store, restaurants, Public Houses and a twice weekly fruit and veg market. There are both primary and secondary schools and a Leisure & Arts Centre.

The surrounding countryside is beautiful and unspoilt, nearby Wenlock Edge has spectacular views across the Shropshire plains. Not far away, Telford has access to the M54 together with rail and motorway links. The county town of Shrewsbury is within easy motoring distance together with historic Ludlow and Bridgnorth.

Homer is situated just under a mile outside Much Wenlock with a selection of cottages, houses and bungalows. There are several public footpaths which offer excellent walking. From The Dell, you can walk into town, up and across the fields, giving far-reaching, stunning views towards the Welsh hills, the Wrekin, the Long Mynd and beyond.



The Dell is a charming, detached stone cottage retaining a wealth of character and standing within a beautiful cottage garden. There is a detached double garage and additional driveway parking.

An open Porch leads to the dining hall with fireplace and woodburning stove. There are exposed beams and engineered oak flooring. The sitting room has a Victorian style limestone fireplace with granite hearth and a Clearview wood burning stove together with two pairs of French doors opening to the garden. There is also a sash style window to the side. Also from the hallway, is the study which has views over the garden. The kitchen has tiled flooring, a range of wall and base cupboards with granite work surface, includes pan drawers, pull-out larder units, water softener, integrated dishwasher and a 3-oven \*AGA. Beyond the kitchen is a conservatory which was added by the present owners and provides additional seating and dining space together with sliding doors to the rear patio. Also accessed from the kitchen is the utility Room which has space for a washer dryer. Beyond is the guest cloakroom with WC and vanity basin.

From the hall, the stairs lead to the landing which has a storage cupboard. The master bedroom has windows with views overlooking the garden and beyond. There is also a range of built-in wardrobes. The guest bedroom has an ensuite bathroom with bath, electric shower, WC and wash handbasin. Bedroom three also a double room with a period fire surround and views to the garden. The family bathroom has a large shower, WC and vanity unit with granite top, oval basin and pillar taps

Outside, to the front of the property, there is a gated driveway giving access to the detached double garage and greenhouse. Around the corner from the garage, tucked away off the road, is additional parking. The landscaped garden is filled with flowers, trees and shrubs, including fruit trees – this is a true gardener’s garden! There are decorative slate pathways and seating areas. To the rear and side of the property is a further seating area, beyond is the original site of a single garage.

\*AGA - Please note that the AGA is for sale by separate negotiation.

**Guide Price: £600,000**

**Directions:**

Leaving Much Wenlock on the A4169 heading towards Buildwas, continue past William Brookes school and take the next left which is signed for Homer. Continue down the hill into the village, go past the telephone exchange on the green. Go past the turning to The Glen and take the next left into Copse Hill Lane. Then bear left into Vineyard Road, continue for a few yards and the cottage is on the left hand side. The postcode is TF13 6NQ.

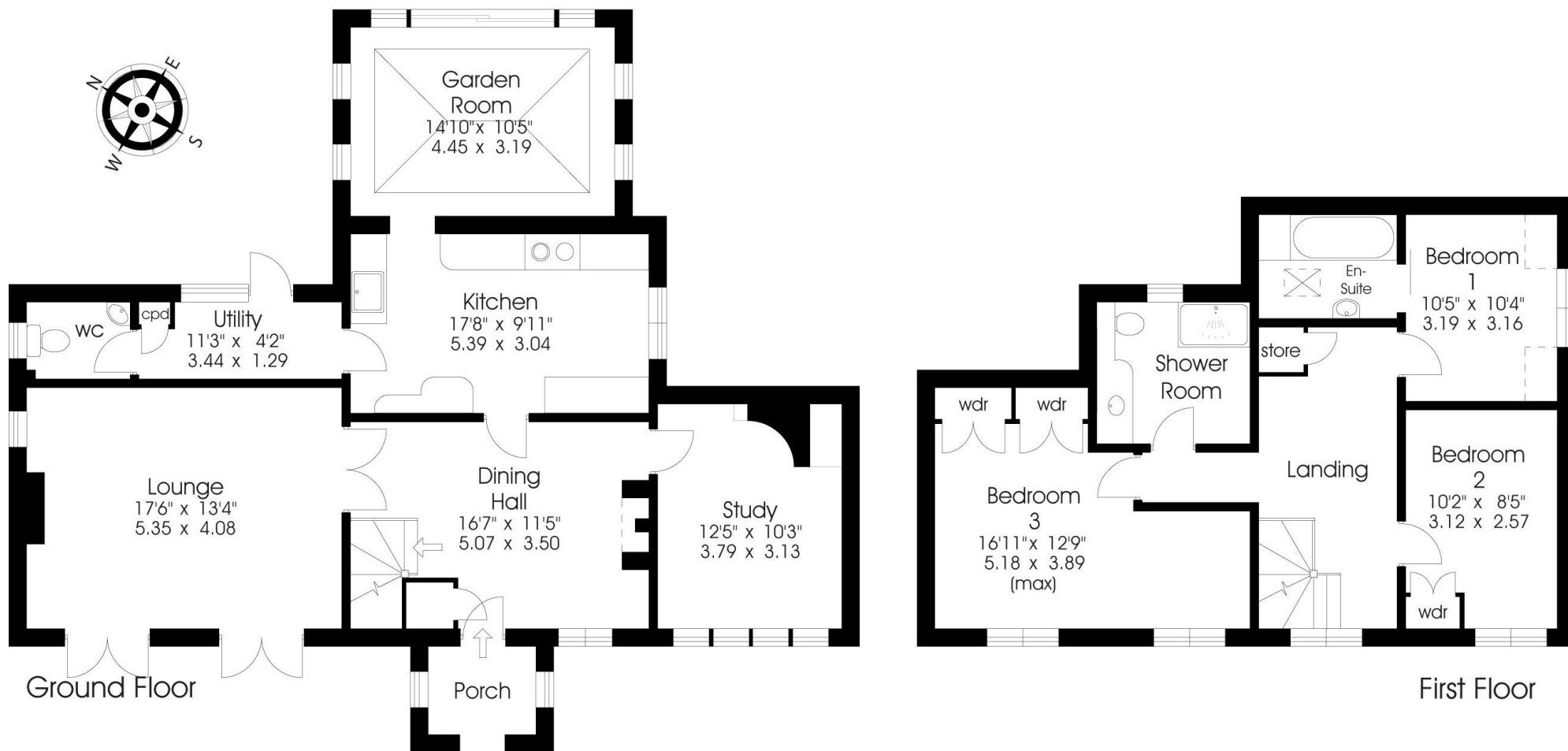
**Services:**

Electric, water and drainage are all connected.  
There is oil fired central heating.  
Energy Performance Rating D.  
Council Tax band F.





Approx Gross Floor Area = 1700 Sq. Feet  
= 157.59 Sq. Metres



**Anti-Money Laundering & Proceeds of Crime Acts:** To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

**Important:** We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.

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