



nick tart

Bache Farmhouse, Homer

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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.



Bache Farmhouse occupies a delightful location, nestled in the heart of Homer, just a short distance from Much Wenlock. Approached by a private driveway, the property has been considerably improved and offers a spacious and flexible family home with a large paddock. There are substantial blockwork stables, outbuildings and sheds including a wooden garage and an annexe which has been used for occasional guests. Viewing is strongly recommended.

The accommodation comprises a large breakfast kitchen with engineered oak flooring, wall and base units, double Belfast sink, built-in fridge/freezer, dishwasher and space for washing machine. There is a pull-out larder unit, a four-oven oil AGA and an island unit with inset hob. Double doors open to a secure paved courtyard area which is walled and has wrought iron railings and gate. There is a large L shaped room (also with oak flooring) currently used as a music room and lounge, with brick fireplace and woodburning stove on a raised hearth. To the front of the property is a guest cloakroom.

Stairs lead to the first-floor landing and master bedroom which has built-in wardrobes and adjacent shower room with WC and vanity basin. There are two further double bedrooms (one with a built-in wardrobe) and a large single bedroom. The family bathroom has a bath, shower, WC and washbasin.

Outside the former tack room provides an occasional bedroom with kitchen area, shower and WC. There are doors opening to a decked area and views over the paddock.

The stable block has water and electricity and is suitable for two large horses. The two small stalls are currently used as a tack room and hay store. There is a large concrete area, ideal for grooming and tacking up. To the side of the property, accessed via a farm lane, is additional parking. The paddock is about 2 acres, is fenced and has water. There is a wooden garage next to the stables, and there is also a separate block of 3 smaller former stables which have electric and are currently used as hobby rooms/storage sheds.

The gated driveway with plenty of parking is lined with beautiful mature trees, shrubs and a lawn. There are far reaching views over beautiful countryside and the paddock which is immediately adjacent to the property.

Guide Price: £775,000

Directions:

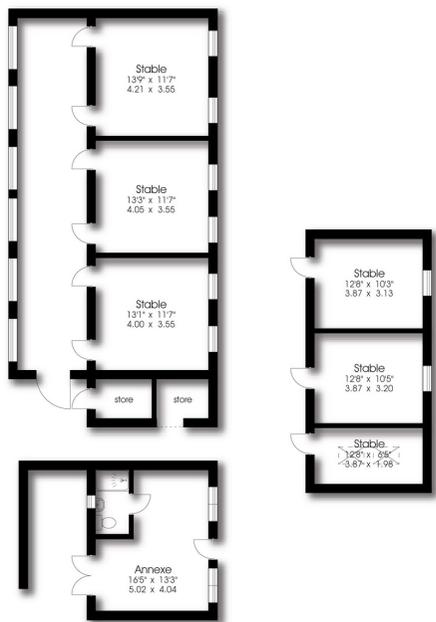
Leave Much Wenlock on the A458 towards Buildwas passing William Brooks school on the right. At the top of the bank turn left signposted Homer and continue down the bank until you see the large tree and village notice board situated in a triangle of grass. Bache Farmhouse driveway is accessed via a wooden gate between hedges just by this tree on the right hand side. The postcode for the property is TF13 6NE.

Services:

Mains electricity water and drainage.
Energy Performance Rating E.
Council Tax band F.



Approx Gross Floor Area = 1573 Sq. Feet
= 146.1 Sq. Metres

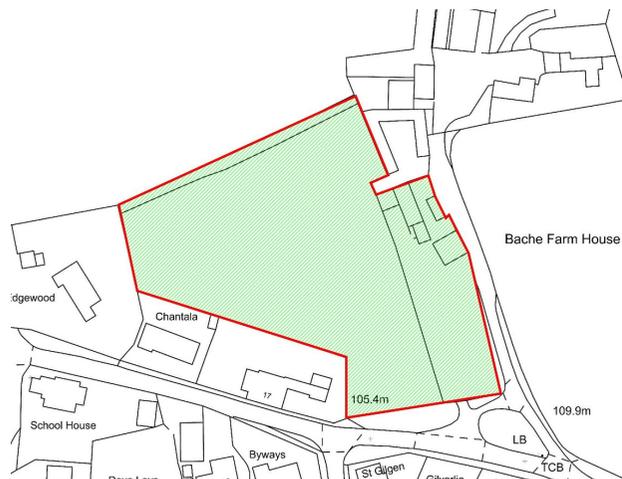


Outbuildings

Approx Gross Floor Area = 1755 Sq. Feet
= 162.69 Sq. Metres



For illustrative purposes only. Not to scale.
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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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