



nick tart

The Old School House, Homer

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Homer is situated not far from the picturesque town of Much Wenlock. For the energetic, Wenlock can be reached by a brisk walk, otherwise it is only a short distance by car to the town which has a wide range of amenities including a butcher, small supermarket with post office, paper shop and both junior and senior schools. There is also a doctor, dentist and a chemist.

There are numerous walks locally with far reaching views. The county town of Shrewsbury, historic Ludlow and the market town of Bridgnorth, are all easily accessible by car. Road and rail links are found at nearby Telford which connect to the rest of the country.

This substantial and individual detached house is understood to have been built in the mid-19th Century and has been extended over the years and recently, significantly improved to a high standard. The present owners have made multiple improvements including a pet friendly, monitored security system and a new oil boiler (2023) with Hive wi-fi control. There is new re-tiled stone flooring in most ground floor rooms, a Neville Johnson bespoke display wall unit in the Dining Room and a range of wardrobes in the principle bedroom. The house has been decorated throughout and viewing is strongly recommended.

The beautifully presented accommodation comprises:

Porch, with part-glazed entrance door with side windows and canopy above and coat closet opening into a spacious and welcoming reception hall with wooden flooring and feature fireplace. Off the hallway is a guest cloakroom with stone flooring, undermount vanity basin with marble top, and mixer taps, WC and a heated towel rail. Also leading off the hall is a study which has a range of fitted office furniture and views to the front of the house. There is a utility room with a quartz counter, undermount sink, base cupboards and an integrated Bosch washer/dryer.

The kitchen has a stone tiled floor and an extensive range of wall and base units, including pan drawers, shelves and display cupboards. Quartz work surface with inset large ceramic Belfast sink with water softener. There is a large built-in fridge and separate freezer, integrated dishwasher, recycling bin and two Neff slide and hide ovens and warming drawers. The island unit which has storage beneath also has a Torrano quartz work surface with bevelled edge and an inset Neff induction hob and integrated extractor. There are views to the front and the rear of the property. The kitchen opens to the garden room which has French doors to the garden.



The Dining Room has wooden flooring, a feature fire and surround and bespoke Neville Johnson shelving and storage. Part-glazed double doors open to the spacious drawing room which has a Woodford Didsbury multi-fuel stove and a wine/storage cupboard.

From the hallway, a staircase with wooden handrail and painted spindles leads to the Landing. The principle bedroom with dressing area and Neville Johnson fitted wardrobes, also has an ensuite shower room with underfloor heating, large shower, WC and twin basin vanity unit with storage beneath. The guest bedroom is also a good size and has views to the rear towards Wenlock Edge, an ensuite shower with wash hand basin and WC. There are 2 further bedrooms one with fitted wardrobes. On the landing are two storage cupboards one with hanging, the other with the central heating cylinder. The family bathroom has a freestanding cast iron roll top bath with ball and claw feet and mixer taps, separate shower cubicle, pedestal wash handbasin, WC, tiled floor and a heated towel rail. The window with a deep sill and views over the garden.

Outside, the property is approached through a five-bar gate where the gravelled driveway provides parking for several vehicles. There is a triple detached garage with one part currently used as a gym, and with a staircase leading to a spacious attic which has previously been used as an art studio but could have a variety of uses (subject to planning). There is a Jotol stove (currently not used). Beyond the garage to the rear is a soft fruit garden. The South facing rear garden contains a Victorian style Griffin Glasshouse with cold frames, staging and watering system. Also included, a large, below-ground, rainwater storage tank. The garden is well stocked and has mature borders with shrubs, fruit trees and raised vegetable beds. From the lawned area, stone steps lead down to the spacious paved seating area. NO UPWARD CHAIN.

Guide Price: £935,000

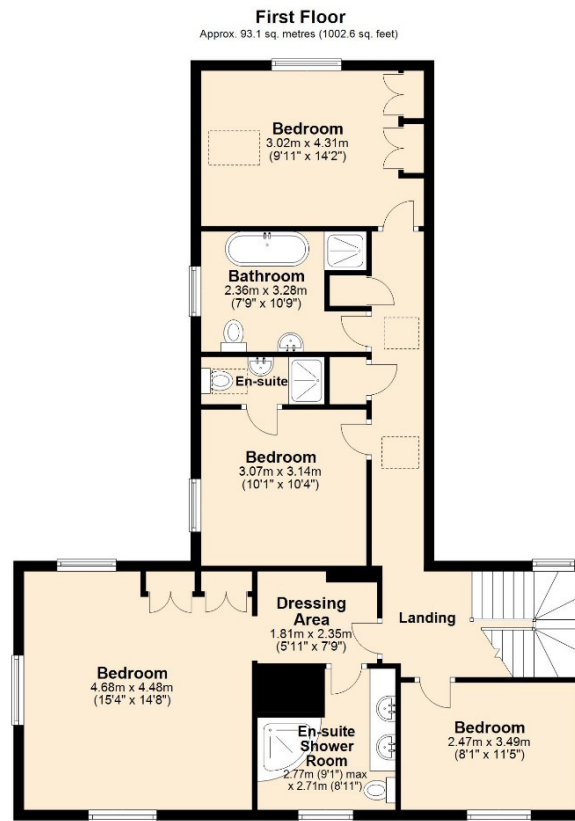
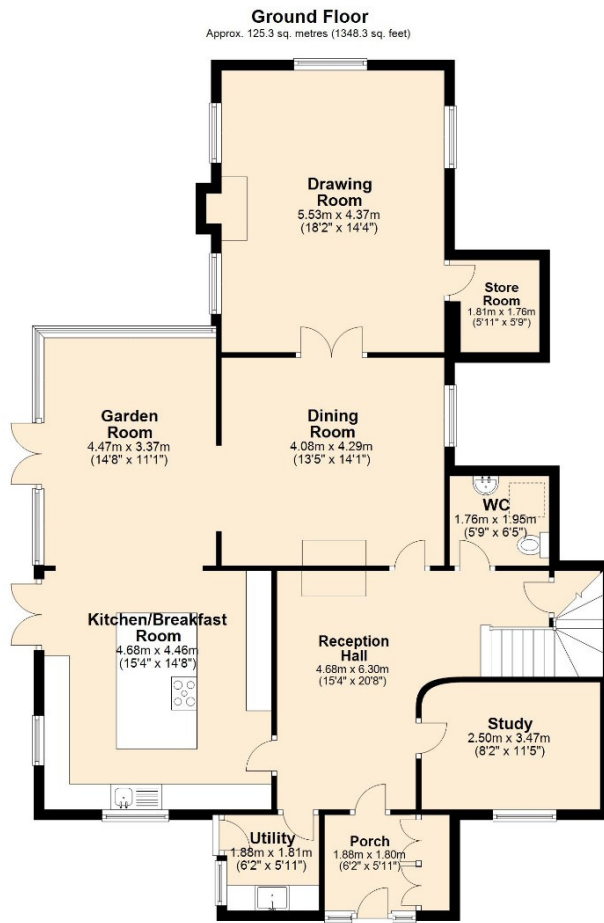
Directions:

Leaving Much Wenlock on the A4169 towards Buildwas, continue past William Brookes School on the right and just before the brow of the hill turn left sign posted Homer, continue down the hill, passing the Glen on the left. Continue a few yards and the property is found on the left hand side immediately before Vineyard Road. The post code for the property is TF13 6NF.

Services:

Mains drainage, electric, oil central heating.
Energy Performance Rating D.
Council Tax band G.





Total area: approx. 218.4 sq. metres (2350.9 sq. feet)

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