

Brook House , Sheinton St, Much Wenlock TF13 6HT



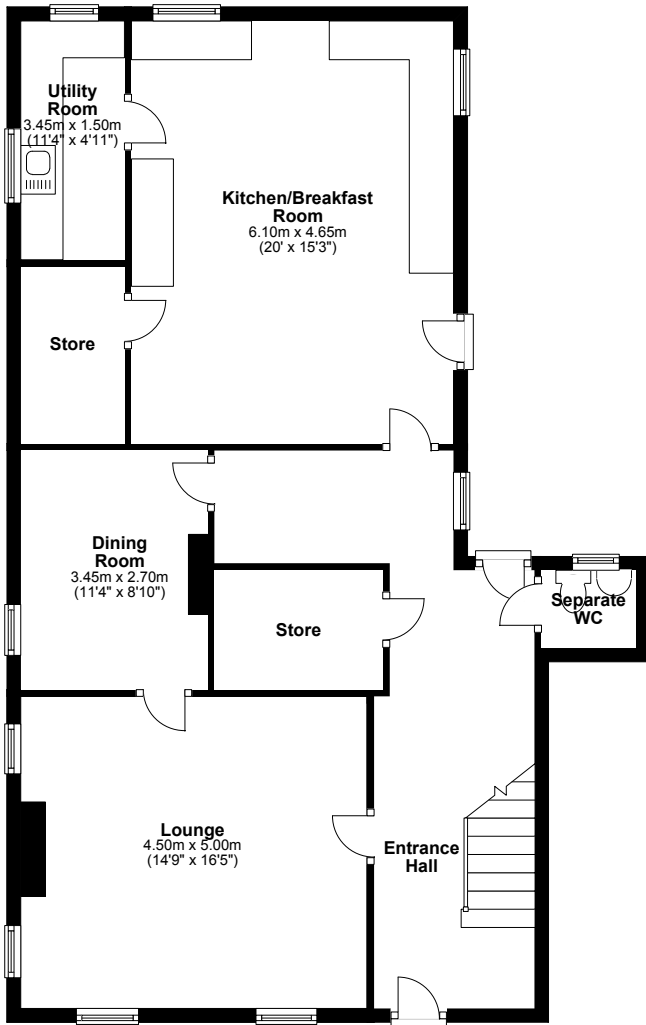
Offers in excess of £ 4 0 0, 0 0 0

Sympathetically restored five bedroom Grade 2 listed farmhouse with parts dating back to c1300.

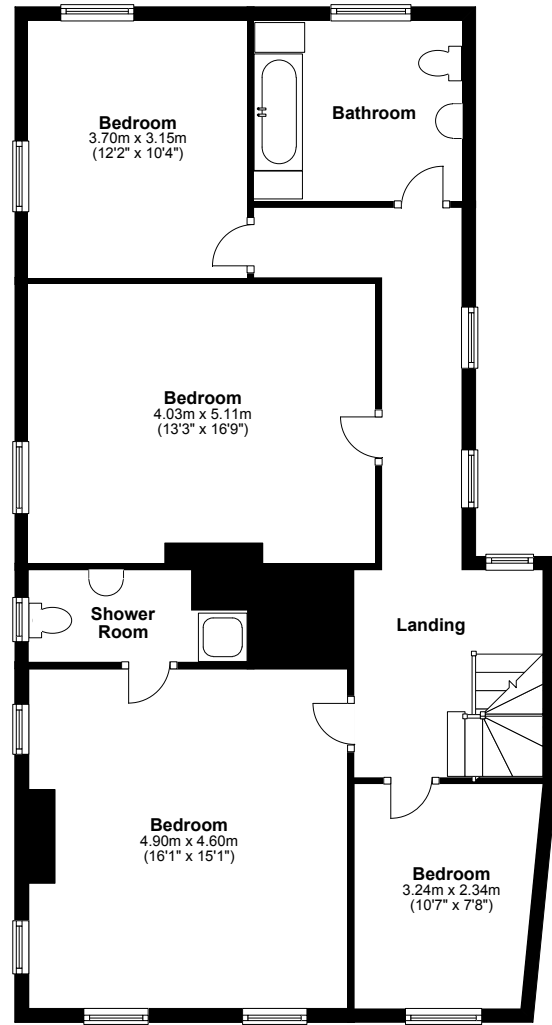
The restoration will maintain many original features including oak flooring, exposed beams and trusses. The property offers three reception rooms, huge family kitchen, separate utility and wine store. With five bedrooms in total, the master bedroom offers stunning views to the Priory and Bull Ring with en suite, top floor master suite with large en suite and separate dressing room. There are three further bedrooms and a family bathroom. Courtyard garden and private courtyard drive with two designated parking spaces. Separate annex suitable for conversion to a one bed dwelling ideal for holiday let or teenagers flat (listed building consent in place).



Ground Floor
Approx. 94.8 sq. metres (1020.6 sq. feet)



First Floor
Approx. 92.7 sq. metres (997.7 sq. feet)



Tenure Awaiting Confirmation

Council Tax Awaiting Confirmation

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order.

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

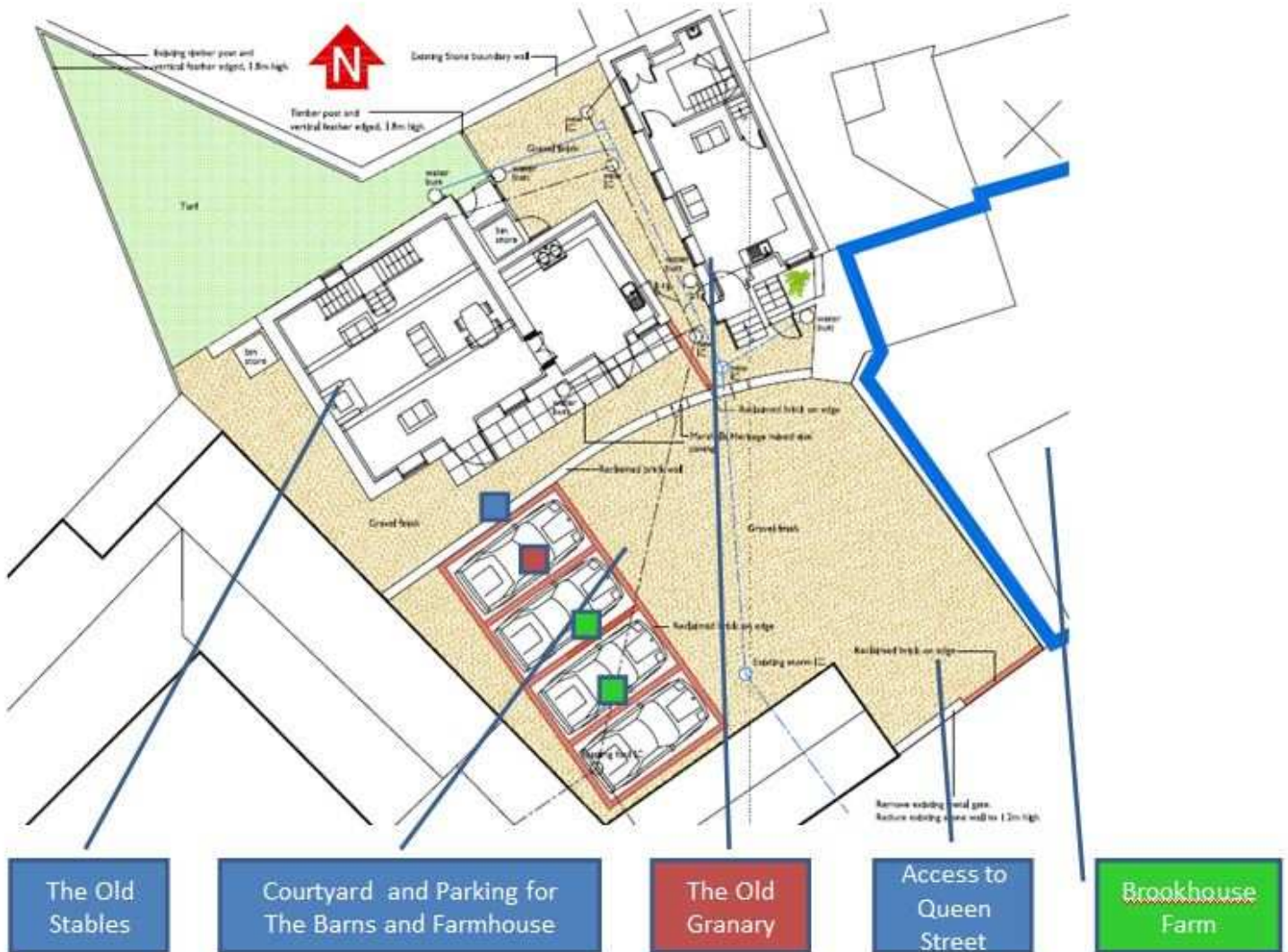
Details prepared : 19th January 2012

Ref: 1755

Price amendment £500,000 to offers in excess of £450,000 (14th June 2012)

Price amendment £450,000 to £400,000 (22nd Jan 2013)

Site Plan – Barns and Courtyard



Second Floor

Approx. 44.0 sq. metres (473.2 sq. feet)

