

nick tart

# Sussex Villa, Homer, Much Wenlock

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The village of 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's only a short distance away by car. There are good local amenities including primary and secondary schools a convenience store, chemist and doctors. The county town of Shrewsbury is within easy motoring distance and at nearby Telford there are both road and rail network links to the rest of the country.

The property is approached via a private driveway and sits elevated on the plot with magnificent views from almost all windows towards the local landmark, the Wrekin and beyond to the Welsh Hills.

The property offers a rare opportunity to adapt and update and is offered with a donkey paddock and two fields, in total approximately 9 acres of grazing land and a range of outbuildings.

From the parking area there are steps which lead to the front terrace and entrance door into a porch and a glazed door to the central hallway. To the left is the sitting room with feature marble effect fireplace, there is a large picture window with views towards the Wrekin. Continuing through the open plan theme is the dining room which has a SEVERA woodburning stove on a black raised hearth, folding glass doors which lead to the family room with large windows and views to three sides. There are bifold glazed doors which lead into the kitchen which has an oil fired Rayburn, wall and base units, stainless steel sink, ceramic hob with extraction above, a double oven and fitted fridge.

From the dining room there is a walk-in pantry and further reception room with door to the outside and also into a full width conservatory to the rear of the property with doors to the outside and guest cloakroom. Off the inner hall there is a utility room with sink, plumbing, boiler and a large airing cupboard.

There are three good size double bedrooms, two have views to the side, the main bedroom having large windows with views to the front and side. A family bathroom has tiled floor, bath, two pedestal washbasins, WC, bidet and separate shower cubicle. Off the hallway is a wooden open tread staircase upto a small landing with built-in cupboard having shelf and hanging rail. The attic room has exposed timbers, a Velux window and a shower room with exposed timbers, standalone shower, washbasin, WC and Velux window.

There is an integral garage and an extensive cellar which runs the full width of the property.

Outside the property is approached over a driveway, it has extensive gardens including a pond and bandstand with amazing views. The outbuildings are extensive and include a large detached double garage, further single garage and covered lean-to area, large open barn, stable and a further large shed. In the fields there is a further stable and a large wood cutting barn. The land in total extends to approximately 10 acres.

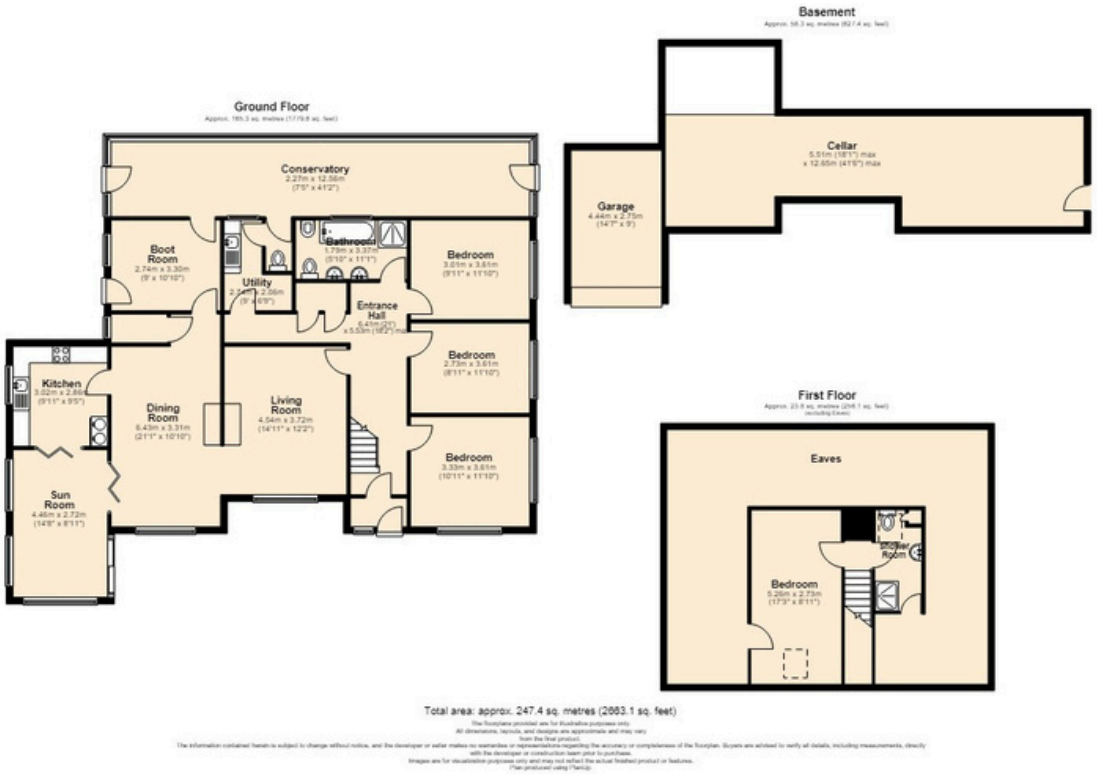
**Guide Price: £650,000**

**Directions:**
Leaving Much Wenlock on the A4169 towards Ironbridge, passing Wenlock High School on the right. Turn left at the bottom of the hill signed for Homer. Continue down into Homer passing Slade Lane on the right hand side. The driveway is just a short distance along on the left. It has a small sign saying “Sussex Villa”. The postcode is TF13 6ND.

**Services:**
Electricity, water, oil, central heating.
Energy Performance Rating E.
Council Tax band F.


















**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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