



Bastard Hall, Sheinton Street Much Wenlock, Shropshire, TF13 6HU

An exquisite quintessential, property situated within this picturesque Shropshire town, within reasonable commuting distance of Shrewsbury, Telford and Wolverhampton. The property is of architectural and historical importance and has been meticulously restored by our clients, occupying a delightful position within the heart of Much Wenlock the property also benefits from lovely grounds and gardens. The accommodation comprises: Reception Hall, Rear Facing Living Room, Stylish Kitchen, Snug, Utility Room, Drawing room with Priest Hole, Master Bedroom with En-suite Shower Room, Three further Bedrooms, Principle Bathroom, Garage, Outside Gardens with Lower Terrace Garden, Potting Shed/Greenhouse. An interior viewing is essential to appreciate this rare and beautiful property. EPC Rating E.

Price Guide: £700,000

Entrance Door

Reception Hall With staircase ascending to first floor accommodation, lighting point, radiator.

Rear Facing Reception Room 18'6" x 13'9" (5.64m x 4.19m) Lovely and aesthetically pleasing room with beamed ceiling, beautiful fireplace to flax stone hearth with burner, french doors overlooking the rear garden.



From hall steps ascends to:

Stylish Kitchen 20'6" x 14'3" reducing to 11'9" (6.25m x 4.34m reducing to 3.58m) With replacement timber framed window to the front elevation, radiator, further window to the side, centralised Island with preparation area, contemporary inspired fitted kitchen with Neff Appliances, Samsung side by side dishwasher, breakfast bar, beamed ceiling. From the kitchen:



Snug 10'9" x 10'3" reducing to 7'8" (3.28m x 3.12m reducing to 2.34m) With front entrance door, lighting point, radiator and beams.



From the Hall:

Utility Room 8'3" x 7'7" (2.51m x 2.31m) With provision for appliance, store cupboards, sink unit, tiled floor, radiator, window to the side, cupboard housing gas fired central heating boiler.



Ground floor Shower Room With shower enclosure, WC, wash hand basin, radiator.

From the reception hall timber staircase ascends to first floor accommodation:

Landing With balustrade, a wealth of timbers.

Drawing Room 21'3" x 13'6" (6.48m x 4.11m)
A stunning room with part timber panelled walling, exposed timbers, lovely windows to front and side elevations, concealed within the panelling.



Priest Hole With window to the front, stylishly converted providing a cocktail bar to form cocktail bar area, wash hand basin, feature cast iron log burner style gas burner to raised hearth and stone surround.

Master Bedroom 15'9" x 13' (4.80m x 3.96m)
A beautiful room with windows to the side and rear elevations, fitted ladies and gents wardrobes, wall ceiling timbers.



En-suite Shower Room Contemporary style with shower enclosure, WC, wash hand basin, tiled floor and walls.



From the landing:

Principle Bathroom Stylishly appointed with bath, WC, wash hand basin, fully tiled floor and wall areas, shower enclosure with overhead shower and hand held shower attachment, heated towel rail.



From the reception hall a further staircase ascends to second floor accommodation:

Second Floor Landing With stunning architectural timbers, leaded lattice style window to the side.

Rear Facing Bedroom With window overlooking rear garden, high vaulted ceiling, wall timbers.



Shower Room 9'6" x 7'1" (2.90m x 2.16m) Beautifully styled with shower enclosure, wash hand basin, WC, radiator, tiling to wall areas.

Bedroom 18' x 14'6" (5.49m x 4.42m) A lovely room with stone mullioned window, sky light windows, architectural timbers, partly sloped roof line.



Outside Gardens The property has delightful enclosed and beautifully maintained gardens, sun terrace adjacent the french doors, return gated access the driveway, lawn extending, elevated rockery extends to one corner.



Garage Double timber entrance doors, tiled floor, work bench, panel lighting, rear preparation room, garage WC.

Lower Terrace Garden An area ideal for outside socialising, privacy screens to the sides, high level walling, fencing and traditional hedging, laid to lawn with ornamental garden pond, pergola providing a lovely shaded seating area for hot summer days.



Potting Shed/ Greenhouse Timber framed and glazed with cold water supply.

To View This property contact the Shrewsbury Office on: tel:01743 272710

web site: www.samuelwood.co.uk

Monday - Friday 9am - 5.30pm & Saturday 9am - 3pm

Local Authority Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: tbc

Services We understand that the property has gas, mains electricity, mains water and mains.

Tenure We understand the tenure is Freehold.

These details are awaiting final approval and may be subject to some changes.

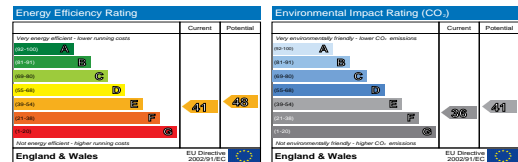
Energy Performance Certificate



57 Sheinton Street
MUCH WENLOCK
Shropshire
TF13 6HU

Dwelling type: End-terrace house
Date of assessment: 16 April 2008
Date of certificate: 16 April 2008
Reference number: 8158-6614-4240-7626-7092
Total floor area: 154 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	396 kWh/m ² per year	346 kWh/m ² per year
Carbon dioxide emissions	12 tonnes per year	11 tonnes per year
Lighting	£154 per year	£81 per year
Heating	£1355 per year	£1229 per year
Hot water	£145 per year	£127 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.





