SAMUEL WOOD

Tithe House Stanton Long, Much Wenlock, TF13 6LQ

Offers In The Region Of £599,950

Tithe House

Stanton Long, Much Wenlock, TF13 6LQ

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- Unique 18th Century barn conversion
- Large sitting and dining rooms
- Utility room with seperate W.C.
- 3 double bedrooms one with ensuite
- Large south facing garden with views and approximately 1/3 acre plot
- Spacious double height valted hallway with grand staircase
- Farmhouse breakfast kitchen
- Split staircase to East and West wings
- Double garage and parking
- Viewing highly recommended

Tithe House is a remarkable Grade II listed semi-detached barn conversion located in the charming village of Stanton Long, Much Wenlock an area of outstanding natural beauty.

The Hallway is a unique feature that will impress any visitor. Natural light pours in from all angles and shines through the lattice brickwork from both sides of the property. The bifurcated staircase adds another dimension to the space, creating a real 'wow' factor. The large sitting room and separate dining room provide ample space for relaxation and entertaining. The heart of the home is the expansive farmhouse breakfast kitchen, equipped with an electric Everhot 100i range cooker (price negotiable) and abundant worktop space, perfect for culinary enthusiasts. There is also room for a large dining table, making it an excellent spot for family gatherings. The utility room has been recently refurbished which houses the oil-fired boiler, washing machine, and tumble dryer and has space for another fridge freezer, along with a convenient separate downstairs W.C., adds to the practicality of the home.

For the upper level the staircase splits to the East and West wings. The West wing houses the master bedroom, a super king room with vaulted ceilings and an ensuite bathroom featuring a separate shower. A useful storage cupboard is located on the landing to Bedroom 1. The East wing has an impressive gallery landing which overlooks the grand hallway and boasts the further two large double bedrooms with vaulted ceilings and a recently refitted family shower room.

Outside, Tithe House offers parking for up to six vehicles, including two spaces in the double garage. The large flat lawn areas are perfect for outdoor activities, while the lower garden has raised beds and a compost area together with stunning views beyond which enhance the property's appeal. This unique barn conversion combines historical charm with modern living, making it a truly special place to call home

Entrance Hall 16'11" x 17'6" (5.17m x 5.34m)

This impressive entrance hall showcases the original timber frame and lattice brickwork, creating a striking feature bathed in natural light. The polished wooden bifurcated staircase ascends to a gallery landing, offering a dramatic yet warm welcome to the home.

Sitting Room 14'11" x 17'10" (4.56m x 5.44m)

The sitting room offers a spacious and inviting space, enhanced by the exposed timber beams and a charming exposed brick wall which adds character. Natural light fills the room through the large window, complementing the warm wooden flooring and providing a comfortable area to relax.

Dining Room 13'5" x 10'6" (4.10m x 3.22m)

This dining room features polished wooden flooring and a large window that fills the space with natural light. Its simple, uncluttered design with timber door and skirting boards creates a calm space, perfect for family meals or entertaining.

Farmhouse Kitchen Diner 16'0" x 18'6" (4.90m x 5.66m)
The kitchen diner combines rustic charm with practical design, showcasing terracotta floor tiles, exposed timber beams and brickwork. Light blue cabinetry and quartz worktop, a modern Everhot 100i electric range cooker (price to be negotiated) an integrated dishwasher and drawer fridge together with a double sink adds character, while the space comfortably accommodates a wooden dining table for family meals. Doors lead directly out to the garden, inviting fresh air and natural light.

Utility Room 10'1" x 6'6" (3.09m x 2.00m)
The utility room features terracotta flooring and fitted units on both sides under a wooden countertop with a butler white sink beneath and a long narrow window with wide sill. The oil fired boiler is located here and also has space for a separate fridge freezer. The compact yet efficient space is perfect for laundry and extra kitchen storage, with a practical layout and natural light. Leading to

W.C.
This ground floor cloakroom offers a traditional style with a patterned tiled dado, a classic white basin and WC, providing a convenient and understated space for guests.

Bedroom 1 15'1" x 11'0" (4.60m x 3.37m)
Bedroom 1 is a welcoming room with a vaulted ceiling featuring exposed beams and a large window that brightens the space. The room comfortably fits a kingsize bed and has a charming rustic feel with painted walls and soft carpeting. It benefits from an ensuite bathroom with modern fittings and a shower cubicle for added convenience.

Ensuite 11'7" x 6'5" (3.53m x 1.95m)
The ensuite bathroom to Bedroom 1 features a classic design with a panelled bath and separate shower cubicle, WC and washbasin, set against blue tiling and exposed brickwork. The room is carpeted and retains period charm while providing functional family facilities.

Bedroom 2 13'10" x 13'9" (4.21m x 4.18m)
Bedroom 2 is a bright and comfortable double room with neutral tones, exposed beams and a large window. The room offers ample space for furniture and enjoys views over the surrounding countryside.

Bedroom 3 16'2" x 10'6" (4.93m x 3.21m)
Bedroom 3 is a spacious double bedroom with exposed brickwork and beams adding to its rustic character. The large window provides plenty of natural light, making the room feel airy and inviting.

Family Bathroom 11'8" x 6'0" (3.56m x 1.84m)
The Bathroom offers a modern white suite comprising a superb shower cubicle, WC with gienic bidet feature and washbasin, heated towel rail and mirror with tiled flooring and walls that complement the exposed brick and beams, combining period features with contemporary convenience.

Rear Garden
This charming home benefits from delightful gardens that surround the property, featuring mature trees, hedges and well-maintained lawns. A paved patio area provides an ideal outdoor seating space, while the garden offers open views over rolling countryside, creating a peaceful and private setting. There is also a double garage and a timber shed with electricity and a electric car charging facility, alongside a further outbuilding, providing useful storage and parking facilities.

Double Garage 14'4" x 15'0" (4.38m x 4.56m)
The double garage finished in waney edge larch offers secure off-road parking with twin doors and electricity which could be used as a workshop or additional storage space with loft space above. This is conveniently positioned just beyond the garden area off the driveway.

Services

Services: We understand that the property has oil fired central heating, mains electric, mains water and private drainage shared with a neighbouring property. 14 solar panels also produce electricity and heat the hot water with excess exported to the grid.

Broadband Speed: Basic 3Mbps, Superfast 68 Mbps

Flood Risk: Very Low.

Tenure: Freehold

Council Tax Band: F with Shropshire Council.

Referrals

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

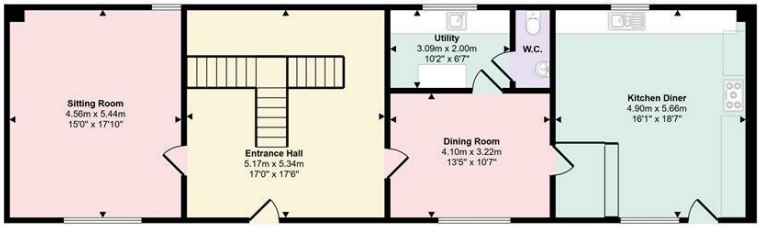
Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.

Directions

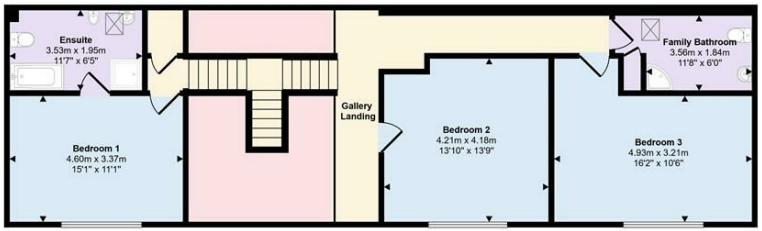
Please use the what3words app to locate the property quoting ///pixel.soil.shopping This will direct you to the driveway of the property.

Floor Plans

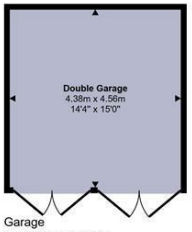
Approx Gross Internal Area
205 sq m / 2206 sq ft



Ground Floor
Approx 101 sq m / 1083 sq ft



First Floor
Approx 84 sq m / 907 sq ft



Garage
Approx 20 sq m / 215 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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