Orchard Cottage, Farley Dingle, Much Wenlock, Shropshire, TF13 6NX

A delightful and individual extended detached cottage with character situated in a pleasant tucked away position at the end of a cul-de-sac, origins to the mid 17th Century, sitting room, extended living room, conservatory, kitchen, bathroom/wc, three bedrooms, detached double width garage, additional single garage, driveway, delightful landscaped gardens with wooded outlook. Requires general improvements.

Price Guide: £300,000
**Orchard Cottage, Farley Dingle, Much Wenlock, Shropshire.**

**Much Wenlock** is a highly desirable locality, surrounded by the glorious Shropshire countryside. There is immense charm and character to the town with its many beautiful period buildings and historic references adding to the appeal.

The area is well served by shops including an excellent traditional family butcher. There is also a post office, library, leisure centre, doctors, chemist and veterinary services. Along with the local Primary School, Much Wenlock is also home to William Brookes Secondary School. Regular buses run between Much Wenlock, Bridgnorth and Shrewsbury, and there are some delightful public houses and restaurants both in the town and dotted around the surrounding countryside.

**Property Description**

Orchard Cottage is a pretty and individual detached cottage with character and charm and understood to originate from 1652. Subsequently extended around 1986, this delightful cottage built in brick with cream painted elevations beneath a pitch tiled interlocking roof occupies a pleasant position set back from the road on the Old Wenlock Road at the end of a cul-de-sac.

The property does require some additional work to bring it up to modern day standards although has excellent potential to improve or extend subject to planning permission.

To the exterior is an excellent sized landscaped garden plot, ample parking, a double and single garage. There is a lovely wooded outlook to the front and rear.

**Accommodation**

Timber panelled stable door to:

**Kitchen**

Having brick corner fireplace with cast iron coal burner, range of fitted base and wall cupboards in light oak with complimentary roll top work surfaces, inset single drainer stainless steel sink unit plus mixer tap, plumbing, for washing machine, Belling electric oven, hob and extractor fan, tiled floor, secondary glazed leaded window to the front.

**Inner Recess**

With turned stair case to first floor level.

**Bathroom/wc**

Fully tiled, deep panelled bath with Mira shower, low level wc, wash hand basin, tiled floor.

**Sitting Room**

Full of character with exposed beams, period stone and brick fireplace with oak mantle and cast iron log burner, secondary glazed windows with lovely outlook to the gardens, external door to front, latched door with secondary staircase to first floor level.
L-Shaped Extended Living Room

Carved timber fireplace with tiled hearth and coal effect electric fire, built-in bookcase, feature circular obscure glass window, partial secondary glazing and pleasant views to the gardens.

Conservatory

With tiled floor, lovely views, door to gardens.

First Floor
Turned staircase from sitting room.

Landing

Bedroom One


Bedroom Two

With secondary glazed window to front.

Second Staircase
Leads to:

Bedroom Three

Currently utilized as a hobbies room, pitched beamed ceiling, windows to front and side.

Gardens

The gardens are a particular feature to Orchard Cottage and extend to the front and sides. There are good expanses of lawn, sun terraces, log store, various rockery/stone features, brick BBQ, garden pond, winding stone pathways and seating areas. There is an
attractive wooded outlook to front and rear. There are also a variety of mature trees including a lovely Monkey Puzzle tree, bushes and flowering plants. At the end of the road leading to the property lies a pedestrian right of way at the front of the house, although rarely used.

**Outside**

A long concrete driveway leads to the main **Detached Double Width Brick Garage** with up and over door. Door to covered storage area and there is an **Additional Single Brick Garage** at the start of the drive. There is also a hard standing for up to two vehicles at the front. Useful covered storage area with stone flagged floor, coal and wood store, exposed brick water feature. Summerhouse, Partial Carport with Pitch Tiled Roof and Weather Vane and Ornamental Well.

**Directions**

From our Much Wenlock office take the A4169 towards Farley and Ironbridge, pass William Brookes School (on your right). As soon as you have seen the second sign to Wyke on your right hand side take the next turning on the left. Continue along this road and Orchard Cottage will be found on the right clearly marked by our For Sale Board.

**Local Authority** – Shropshire County Council  
**Council Tax** – Band F  
**Services** – Mains water and electricity, septic tank drainage, storage heaters for heating  
**Viewing** – Strictly by appointment through the agent **EPC RATING - F**