

The Old Plough Aston Wem SY4 5JH



4 Bedroom House - Detached
By Auction £190,000

The features

- PERIOD 3-4 BEDROOM DETACHED COTTAGE
- ENVIABLE VILLAGE LOCATION CLOSE TO WEM
- LOUNGE AND SITTING ROOMS WITH FEATURE FIREPLACES
- ADDITIONAL OPEN PLAN LIVING/DINING
- EPC RATING E
- SCOPE FOR DEPENDENT HOME OFFICE
- WEALTH OF CHARM AND CHARACTER
- KITCHEN/DINING ROOM, UTILITY AND CLOAKROOM
- GARAGE AND GOOD SIZED GARDEN
- AVAILABLE THROUGH MODERN METHOD OF AUCTION



CASH BUYERS ONLY

For sale via modern method of auction to CASH BUYERS ONLY.

A unique opportunity to purchase The Old Plough, formerly a village pub, and believed to date back to 1705 which has a wealth of charm and character and offers great scope for modernisation and improvement.

Occupying an enviable position in this sought after location a short drive and pleasant walk from the nearby market Town of Wem which has an excellent range of amenities and Railway Station with links to Shrewsbury, Crewe and London.

The accommodation which comprises Lounge and Sitting Room with feature period fireplace and exposed ceiling timbers, Kitchen/ Dining Room, Utility and Cloakroom, within the Annexe is an additional Living/ Dining/ Kitchen. On the First Floor are 4 Bedrooms, Dressing Room, Bathroom.

The property has the benefit of a good sized garden, garage and parking

Early viewing recommended.

Property details

LOCATION

Occupying an enviable position in this sought after location a short drive and pleasant walk from the nearby market Town of Wem which has an excellent range of amenities and Railway Station with links to Shrewsbury, Crewe and London.

LOUNGE

Covered entrance with original wooden entrance door opening to the Lounge with exposed ceiling timbers, feature large inglenook fireplace. Exposed boarded floor, radiator.

SITTING ROOM

Another characterful room with exposed ceiling timbers, period grate with open fire, window to the front. Exposed boarded floor, radiator.

KITCHEN/DINING ROOM

Dining Area with window to the side, tiled floor. Peninsular divide to the Kitchen which is fitted with range of wooden fronted units comprising cupboards and drawers with worksurfaces over and having space for appliances. Tiled surrounds and eye level wall units, quarry tiled floor. Door to

GARDEN ROOM

being of brick and glazed construction with door to the garden.

UTILITY

with worksurface having space beneath for washing machine.

CLOAKROOM

with WC and wash hand basin, window to the rear.

FIRST FLOOR LANDING

From the Lounge an enclosed staircase leads to the First Floor Landing with window to the side and off which lead

BEDROOM 1

with window to the front.

BEDROOM 2

with window to the rear with aspect over the garden and open farmland.

BEDROOM 3

with window to the front, period fireplace.

BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Window to the side.

DRESSING ROOM/NURSERY/HOME OFFICE

A great multi purpose room linking the property to the adjoining annexe and has flexibility to be a Bedroom for the Annexe of the main house. Window to the rear, exposed ceiling timbers.

BEDROOM

An open plan room with stairs leading to the ground floor, exposed ceiling timbers, window to the side.

LIVING/DINING/UTILITY

A through room with range of units incorporating incorporating single drainer sink set into base cupboard. Further cupboards and drawers and space for appliances, exposed boarded floor, radiator. Doors to the front and rear.

OUTSIDE

The property is set on the edge of this popular village with parking to the front of the Garage. Garage with up and over door and personal door to the rear.

The front is divided from the roadway by wrought iron railings with established garden area with specimen trees and shrubs. Side pedestrian access leads around to the Rear Garden which is of a good sized with paved areas, lawn and with shrub and herbaceous beds and inset specimen trees, bordered by open farmland.

GENERAL INFORMATION

Auctioneer comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

Septic tank (not up to current standards)
Oil heating

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk/buy/mortgage-calculator/) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home





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Floor 0



Floor 1



Approximate total area^m
 1552 ft²
 144 m²
Reduced headroom
 19 ft²
 1.8 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
 and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	75

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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