



# MONKS

## The Old Plough Aston Wem SY4 5JH

4 bedroom House - Detached property  
Offers in the region of £275,000









\*\*\* WEALTH OF CHARACTER AND SCOPE FOR IMPROVEMENT \*\*\*

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.

**The Old Plough Aston**  
**Wem**  
**SY4 5JH**







#### **LOCATION**

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#### **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**

TENURE





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

#### SERVICES

We are advised that all main services are connected.

#### 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) 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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**Get in touch**

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**Click.** www.monks.co.uk

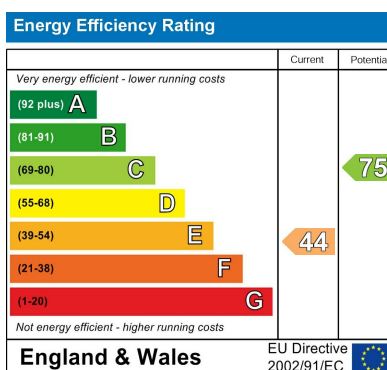
**Wem office**

13A High Street, Wem,  
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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**



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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