



Holters
Local Agent, National Exposure

The Rockeries, Weston Road, Bucknell, Shropshire, SY7 0BA

Offers over £665,000



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A truly magnificent and unique, 4 bedroom, fully modernised, detached, period house, set within approx. 1/3 of an acre of landscaped gardens enjoying stunning countryside views on the edge of Bucknell village.

Key Features

- Detached Period House
- Fully Modernised Throughout
- Spacious & Immaculately Presented Accommodation
- 4 Bedrooms & 3 Bathrooms
- 4 Reception Rooms
- Large/Landscaped Gardens
- Detached Double Garage
- Off Road Parking for Numerous Vehicles
- Distant Views Across Surrounding Countryside
- Edge of Popular Village Location
- No Upward Chain

The Property

Introducing The Rockeries, which is an immaculately presented, fully renovated, detached Edwardian house located on the edge of the popular village of Bucknell, situated amidst the scenic Shropshire countryside close to the English/Welsh border within the picturesque Teme Valley.

Believed to have been originally built in 1902, The Rockeries has been renovated to an extremely high standard by the current owners over the past 5 years, leaving no stone left unturned using quality materials and reputable local tradesmen. With more or less every last detail either renewed or upgraded from what was previously a very tired and dated house, this stunning dwelling has had a complete overhaul from the roof to the modern kitchen and bathroom suites and from the windows and doors to the electrics and new central heating system, just to list a select few. The owners have reconfigured the layout creating 4 bedrooms and 2 en-suites as well as 4 reception rooms, including the new addition of a beautiful rear garden

room. The property offers a pleasant blend of contemporary and traditional features and retains an abundance of character such as fireplaces, sash windows, the original staircase and the highly useful cellar. The quality does not finish inside, with The Rockeries showcasing a large and landscaped rear garden stretching to approximately 1/3 of an acre, ample off road parking, a detached double garage, a sizeable wooden out-building and stunning, panoramic views across the glorious surrounding countryside. For new owners wishing to house an elderly relative or perhaps an independent child, outlined planning permission has also been obtained for the construction of a 1 bedroom, self-contained annexe in the garden.

Positioned along the quiet lane of Weston Road and worlds apart from the hustle and bustle of city living, The Rockeries is part of the close knit community of Bucknell, which has facilities such as a primary school, a pub, a butchers, garage and a train station. Just outside Bucknell in the nearby hamlet of Bedstone is the highly-regarded, private school of Bedstone College. Rural, but by no means isolated Bucknell is centrally located just 5 miles from the border town of Knighton, 10 miles from the market town of Craven Arms and 4 miles from the much larger village of Leintwardine. Slightly further afield lies historic Ludlow Town, which is 12 miles to the east.

Inside, an entrance porch leads into a hallway which allows access into the dining hall and the fully-equipped kitchen and subsequent utility room.

The spacious dining hall has stairs rising off to the first floor, while separate doors lead into the sitting room, living room, garden room, downstairs W.C and the useful cellar. Fireplaces are present in the dining hall, sitting room and living room, with the latter also having an inset 'Clearview' wood-burning stove. The light and airy garden room enjoys delightful views and has French doors opening directly out to the rear garden. On the first floor, a split-levelled landing area gives way to the family bathroom and 4 bedrooms. Bedrooms one and two benefit fitted wardrobes and share a 'Jack & Jill' style en-suite, while bedroom three also has the addition of a private en-suite and is currently used as the main guest bedroom. All 4 bedrooms enjoy distant countryside views.

Outside, the property is approached over a gated gravelled driveway, which provides off road parking for numerous vehicles and also leads to a detached double garage fitted with power and lighting and roller doors. With well-defined hedged and fenced borders throughout, the right side and part of the rear gardens are gravelled for parking and ease of maintenance, while the west-facing left side of the garden is largely laid to lawn and ideal for children or animals to run around and play in. The left side of the garden also accommodates the sizeable wooden out-building as well as a sectioned off orchard area. There is also a working veg patch, greenhouse, a paved patio seating area and a number of flowered beds and specimen trees, as well as gravelled pathways leading to all corners of the garden. The front garden is mainly gravelled and features a



planted and decorative rockery area, which is where the name of the property is believed to originate from. Worthy of particular note, overall the gardens are a superb place to relax/entertain in within the warmer months of the year, whilst enjoying the stunning views on offer.

The Location

The picturesque village of Bucknell nestles in the beautiful Teme Valley in the unspoilt countryside of South Shropshire bordering the counties of Herefordshire and Powys. Set in an area designated as being of Outstanding Natural Beauty, the surrounding countryside, hills, forest tracks and extensive network of footpaths are ideal for exploring and offer a great diversity for wildlife to be seen and for walkers/dog walkers and cyclists. Village amenities include a shop (shop currently closed), garage, butchers, primary school, church, a public house (The Sitwell Arms), a play park and a railway station, which services five trains a day in each direction from Monday to Saturday on the Heart of Wales Railway Line that runs between Shrewsbury and Swansea and two services on a Sunday. Regular buses serve the village with services to the nearby towns of Knighton, Leintwardine, Craven Arms and Ludlow. All 4 nearby towns offer a more extensive range of retail, recreational and educational facilities. Further afield is the county town of Shropshire and birth place of Charles Darwin, Shrewsbury, which lies 29 miles to the north.

Services

We are informed the property is connected to mains water, electricity and drainage.

Heating

LPG fired central heating and a wood-burning stove.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band E. Charge for 2023/24 is £2,569.40.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 25MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider. The current owners have an estimated speed of 130-150MB with Superfast Airband.

Nearest Towns/Cities

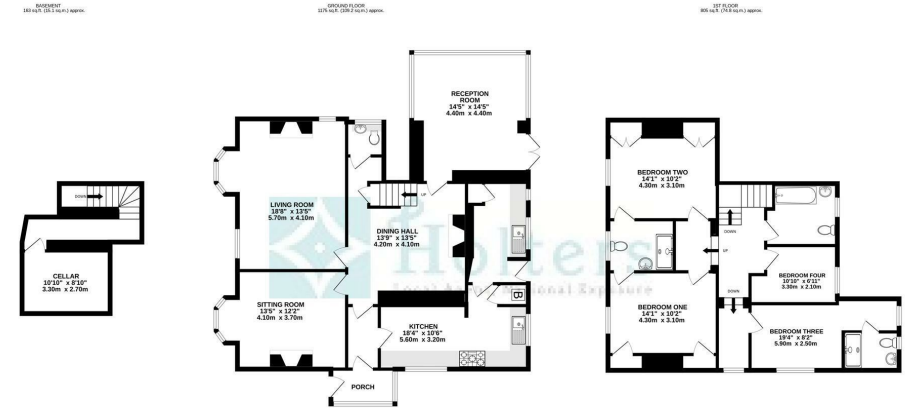
- Knighton - Approximately 5 miles
- Craven Arms - Approximately 10 miles
- Presteigne - Approximately 10 miles
- Ludlow - Approximately 12 miles
- Bishops Castle - Approximately 14 miles
- Leominster - Approximately 15 miles
- Church Stretton - Approximately 18 miles
- Shrewsbury - Approximately 29 miles

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -Holders for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holders for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 2143 sq.ft. (199.1 sq.m.) approx. While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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