



**4 Corvedale Road, Craven Arms, Shropshire, SY7 9NE**

**Offers in the region of £285,000**



## 4 Corvedale Road, Craven Arms, Shropshire, SY7 9NE

Located in the heart of this South Shropshire town you will find 4 Corvedale Road, a gorgeous detached Victorian property offering substantial and flexible accommodation. Have you been looking for your next family home, a property where you can run a high street business or even let rooms through Air BnB, well this property may be your answer?! This is a true gem located in Craven Arms town centre, so contact us to arrange your viewing now!

### Key Features

- Substantial Detached Victorian Property
- Flexible Accommodation / Potential for Mixed Use (subject to PP)
- 4 Reception Rooms
- 3 Bedrooms
- Town Centre Location
- Good Sized South Facing Rear Garden
- Stone Workshop
- Off Road Parking
- EPC D

### The Property

4 Corvedale Road is a substantial Victorian property offering flexible living spaces to suit your lifestyle. Ideally located in the heart of this South Shropshire town, it combines convenient access to local amenities with the beauty of the surrounding countryside.

A wooden entrance door opens to the first reception room. Immediately you get a sense of what this property is about, a good sized room with wooden flooring, recessed shelving and a large window looking out to the front while allowing natural light to flood the room. Large bi-folding doors open to the second reception room creating a magnificent space, combining this with the bay window in the second room creates a superb light and airy open plan feel. The rooms coupled together could have a variety of uses and in their simplest form would make an excellent entertaining area. An internal hallway gives access to the ground floor shower room and a large under stairs storage cupboard. Also off the hallway is the third reception room. The focal point of

the room is the log burner. Next to the fireplace is an original cupboard which matches the original doors found in the property, all lovely reminders of the craftsmanship that went into building this house. The kitchen is well proportioned and comes with a range of fitted wall and base units. A door opens to the garden while the window looks out to it. The floor is quarry tiled which matches the fourth and last reception room. Set to the rear of the property and enjoying views to the garden it could make a lovely peaceful home office or perhaps a dining room.

On the first floor you will find three good sized bedrooms, two to the front and one to the rear. All three bedrooms have wooden flooring and original feature fireplaces while the third bedroom gives access to the loft space. The three bedrooms are all accessed from the landing as is the family bathroom. Appointed with a white suite comprising a panelled bath with a shower over, wash basin and a wc the bathroom is also home to the airing cupboard.

Outside the property has the benefit of a generous garden with gated access from both sides of the property and the rear. A very interesting feature of the property is the stone built workshop, already in good order and very useful as it is, this building still offers potential to be so much more. I will not offer my opinions as to what it should be used for I will let you see it for yourself and leave your own imagination to run wild. The garden is south facing and beautiful

during the Spring and Summer months, meandering pathways run the length and take you on a journey from top to bottom. Planted with a variety of flowers, shrubs and trees you will enjoy waiting to see what blooms next. There is off road parking at the bottom of the garden for up to 3 vehicles.

### The Location

Described as the 'Gateway to the Marches' Craven Arms is located on the A49 and is found within the encompassing Shropshire Hills, historic manor houses, fortified castles and beautiful countryside. Offering a good range of facilities including a supermarket, doctors surgery, banks, Post office, petrol station, butchers, bakery and its own array of independent shops Craven Arms offers everything you will need for day to day living. The town also benefits from the welsh marches railway line and station, with regular trains throughout the day leading north to the county town of Shrewsbury and South to the medieval town of Ludlow and beyond. The historic tourist town of Ludlow is an architectural gem with a stunning array of Tudor, Georgian and Victorian properties. A gastronomic centre, Ludlow plays host to the annual food festival which attracts 20,000 visitors to the town. It is also home to a wonderful array of eating establishments including the famous Mr. Underhill's Michelin starred restaurant. 21 miles north Shrewsbury, the birth place of Charles Darwin, is a vibrant and lively town with a very cosmopolitan yet traditional



atmosphere. The town's 660 listed buildings are complimented by a host of trendy and sophisticated bars and restaurants, the medieval streets do however still retain many classic public houses and dining establishments. Built on the River Severn the town hosts the annual Shrewsbury Flower Show which is one of the largest and oldest horticultural shows in the country attracting over 100,000 visitors. Home to 4 shopping centres, 2 significant retail parks and countless independent retailers the town is an excellent place to enjoy some retail therapy. For lovers of the outdoors and as previously mentioned Craven Arms is a haven for nature enthusiasts and those of an active disposition. Surrounded by stunning scenic countryside with rolling hill tops as far as the eye can see the town and nearby surroundings are popular with walkers and cyclists with a variety of recreational and activity centres within the area. A little further afield you will find Church Stretton, also known as 'little Switzerland' this neighbouring town is nestled at the foot of Shropshire Hills and enjoys direct access to over 20 square miles of National Trust land known as the Long Mynd.

**Services**

We are informed the property is connected to all mains services.

**Heating**

The property has the benefit of gas fired central heating.

**Council Tax**

Shropshire Council - Band C.

**Tenure**

We are informed the property is of freehold tenure.

**Nearest Towns/Cities**

- Ludlow - 9 miles
- Church Stretton - 8 miles
- Clun - 9 miles
- Shrewsbury - 21 miles

- Much Wenlock - 17 miles
- Bridgnorth - 20 miles
- Telford - 25 miles

**Wayleaves, Easements and Rights of Way**

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

**Consumer Protection**

Consumer protection from unfair trading regulations 2008 - Holters 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 Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.



TOTAL FLOOR AREA: 1474 sq.ft. (137.0 sq.m.) approx.  
Whilst 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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