



 **Holters**

Brandy Bottom Cottage, 106 Brandhill, Onibury, Craven Arms, SY7 0PH

Offers in the region of £695,000



Holters
Local Agent, National Exposure

Brandy Bottom Cottage, 106 Brandhill, Onibury, Craven Arms, SY7 0PH

A simply stunning, detached, part-thatched, 3 bedroom country cottage along with a detached, self-contained 2 bedroom/en-suite barn conversion in grounds stretching to approx. 1.75 acres, situated in a secluded position just outside the village of Onibury, between the towns of Ludlow and Craven Arms.

Key Features

- A Detached Part-Thatched Country Cottage
- 3 Bedrooms, 3 Reception Rooms & 2 Bathrooms
- A Detached, Self-Contained, 2 Bedroom/En-Suite Barn Conversion
- Set in Approx. 1.75 Acres of Gardens/Grounds
- Located in a Private & Secluded Position
- Beautifully Maintained Accommodation
- Detached Garage/Workshop
- A Wealth of Period Features
- Surrounded by Glorious Shropshire Countryside
- Just Outside the Popular Village of Onibury
- Approx. 7 Miles From Ludlow & 5 Miles From Craven Arms

The Property

A once in a life time opportunity to purchase a beautifully presented, 3 bedroom, detached, part-thatched, country cottage along with a detached fully renovated and self-contained 2 bedroom/en-suite barn conversion in grounds stretching to approx. 1.75 acres, located in a tranquil and secluded position in South Shropshire just outside the popular village of Onibury. Rural but by no means isolated, Brandy Bottom Cottage is located between the historic town of Ludlow and market town of Craven Arms, allowing the convenience of town centre facilities nearby as well as uninterrupted countryside living.

Dating back in parts to circa 1650, Brandy Bottom Cottage is a quite stunning, quintessential home which offers 3 bedrooms, 3 spacious reception rooms and 2 bathrooms, along with a superb farmhouse style breakfast kitchen, large sun room and separate cloak and utility rooms. Retaining original features and offering a pleasant blend of contemporary finishings, the cottage has been lovingly maintained and is peacefully and privately positioned within encompassing gardens, bordered by untouched countryside and woodland. The dwelling itself is of part stone, part brick construction with the roof being around 40% thatched.

Brandy Bottom Barn was converted in 2011 into a fabulous, completely self-contained annexe offering 2 en-suite double bedrooms, a kitchen diner and a reception room. The barn could be a very profitable side line business as a holiday let or alternatively, for those looking for multi-generational living, a superb home for an elderly relative maintaining sole independence, but also conveniently being on the doorstep of the cottage if assistance is ever required.

Outside, the gated driveway passes a detached, wooden framed garage (8.5m x 4.7m), which also offers the useful addition of a sizeable storage/workshop room to the rear and leads to a parking area in front of the cottage and barn with space for numerous vehicles. The front and side gardens directly surrounding the cottage are largely gravelled and stocked with a variety of mature shrubs and specimen trees. A gate allows access into the rear field, which is currently split into 2 parcels. Behind the barn finds a wild meadowed area and further formal gardens

where the owners have created splendid seating areas strategically positioned to enjoy stunning countryside views. One such area includes a unique, honeycomb shaped timber shelter, which poses as the perfect spot to sit back and relax.

The property is located along a secluded wooded valley in the heart of the rural Shropshire countryside renowned for its outstanding natural beauty and is accessed down a privately maintained part tarmac/stone unadopted track. The grounds and surroundings are a true haven for wildlife and ideal for nature enthusiasts with occasional visits from animals and birds such as deer, foxes, owls and woodpeckers to name only a select few, while a small pond found at the front of the cottage also attracts a host of other creatures including herons, frogs and many other species of bird and butterflies. For those who enjoy walking, the property also offers easy access out to nearby footpaths, leading you on a rural adventure.

The Location

With its beautiful surroundings, stunning views and rural location, Brandy Bottom Cottage is found in a peaceful part of South Shropshire near the popular village of Onibury. The village and nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits. The picturesque village borders the parishes of Clungunford, Stokesay (now part of Craven Arms parish), Bromfield, Culmington and Stanton Lacy. Onibury is home to a 14th century St Micheal's parish church, which like many of the houses in the area add to the historic and traditional setting. The property is nestled between the two busy towns of historic Ludlow

(approx. 7 miles south) and Craven Arms (approx. 5 miles north), which both offer an excellent range of independent retailers and a number of supermarkets chains, a variety of dining establishments and public houses, a host of community clubs and societies and useful transport links via bus and railway stations. For sport lovers, Ludlow offers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs. Ludlow is also the host of the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe and Green Fair; enough to keep you entertained all year round. In the other direction Craven Arms is a market town and visitor destination, being home or nearby to a number of attractions, and being central for those visiting the area of outstanding natural beauty. The town also has a number of shops, a supermarket and many commercial/light industrial businesses.

Services & Heating

We are informed the property is connected to main water and electricity. The property has private drainage. Heating to the cottage is provided by a multi-fuel burner and electric air source heating, while the barn is solely heated by electric storage heaters.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band C (includes all buildings).

Broadband

Enquiries via USWITCH indicates the property has an estimated broadband speed of 37MB. Interested parties are advised to make their own enquiries.

Nearest Towns

Craven Arms - 3 miles
Ludlow - 9 miles
Church Stretton - 8 miles
Clun - 9 miles
Shrewsbury - 21 miles
Much Wenlock - 17 miles
Bridgnorth - 20 miles
Telford - 25 miles

What3words

jams.puffed.firming

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.

Money Laundering Regulations

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.

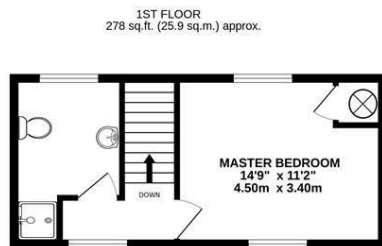
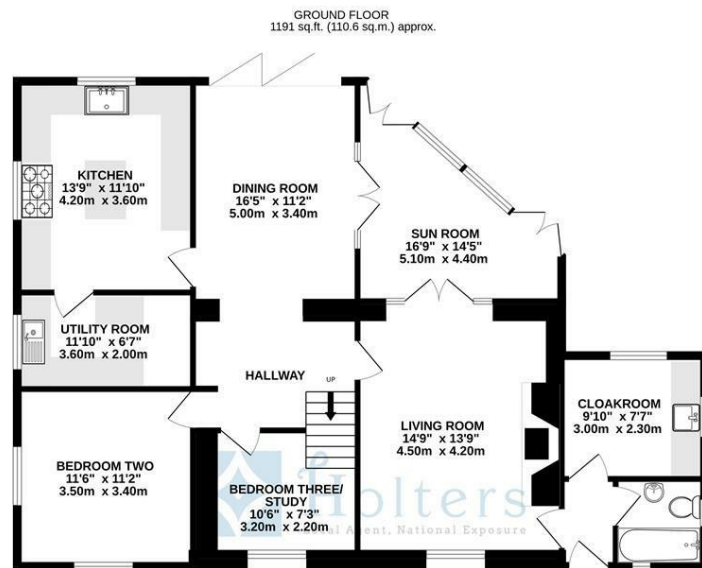
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Consumer protection from unfair trading regulations 2008 -
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TOTAL FLOOR AREA: 1469 sq.ft. (136.5 sq.m.) approx.

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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TOTAL FLOOR AREA: 815 sq.ft. (75.8 sq.m.) approx.

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