



**The Old Post Office, Edgton, Craven Arms, SY7 8HN**

**Offers in the region of £375,000**



**Holters**  
Local Agent, National Exposure



## The Old Post Office, Edgton, Craven Arms, SY7 8HN

Like what you see? Send the brochure of The Old Post Office to a friend for their seal of approval. This first class cottage oozes character and delivers you 3 double bedrooms, 2 reception rooms, 2 bathrooms, off road parking, a garage and a sizeable rear garden, all within the popular village of Edgton.

### Key Features

- Semi-Detached Cottage
- 3 Double Bedrooms
- 2 Reception Rooms & 2 Bathrooms
- Character Features Throughout
- Beautifully Presented Accommodation
- Sizeable Rear Garden
- Off Road Parking
- Detached Out-Building/Garage
- Countryside Views
- Central, Popular Village Position
- Grade II Listed

### The Property

The Old Post Office is a beautifully presented, 3 bedroom, semi-detached, period property found in the popular village of Edgton, which sits within the rural and picturesque South Shropshire countryside, close to the market town of Craven Arms and the Welsh/English border.

Thought to originally date circa mid-17th century and as the name suggests the former village post office, this unique cottage has been lovingly maintained by the current owner over more recent years and oozes character throughout including fireplaces, exposed timber beams, original front windows and the old post box, just to name a select few, whilst also offering a pleasant blend of contemporary finishings to cater the needs of modern day living like the useful rear utility and downstairs W.C and the en-suite shower room to bedroom one. This deceptively spacious property offers 3 double bedrooms, 2 reception rooms and 2 bathrooms, as well as the impressive kitchen. Outside, there is off road parking for a couple of

vehicles, a detached out-building/garage and a sizeable rear garden.

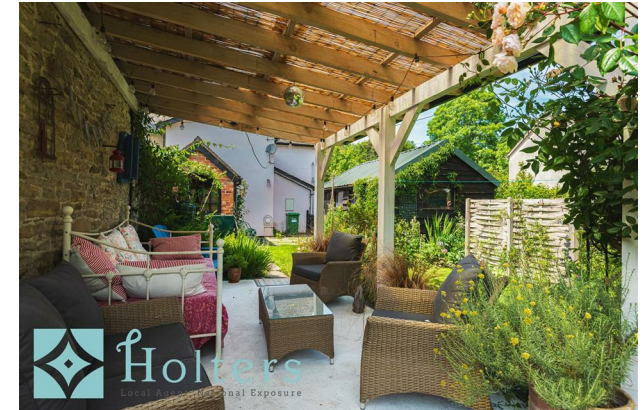
The accommodation spans across 2 floors and is made up on the ground floor of an entrance porch, fully-equipped kitchen, living room with a feature fireplace and inset wood-burning stove, dining room, which again features a wood-burning stove and has stairs rising off to the first floor, a utility area and a downstairs W.C. Doors from both the dining room and utility lead outside to the garden. On the first floor, an L-shaped landing gives way to the bathroom and all 3 bedrooms. Bedroom one boasts having a private en-suite shower room and a walk-in wardrobe/cupboard. Frontward views over the neighbouring fields can also be enjoyed.

Outside, a gravelled driveway provides off road parking for at least 2 vehicles and leads to a detached out-building/garage at the side of the cottage. To the rear, there is a sizeable, largely lawned, herbaceous garden stocked with a variety of mature shrubs and specimen trees, along with flowered/raised beds, planted borders and well-defined hedged and fenced boundaries. In addition, there is a paved area immediately at the back of the cottages, while there is also a timber framed, lean-to pergola, which poses as the perfect spot to relax or entertain.

### The Location

The quaint rural village of Edgton is set in some of the most scenic countryside South Shropshire has to offer. The

village is home to a small, but close knit community comprising some 24 houses with 3 working farms. The centre of the village has been declared a conservation area including the Church of St. Michael which is the hub of the community. Lying south of the River Onny the 3 market towns of Church Stretton, Bishops Castle and Craven Arms are all within easy reach. Church Stretton, nicknamed Little Switzerland, is nestled at the foot of Shropshire Hills. Enjoying direct access to over 20 square miles of National Trust land known as the Long Mynd Church Stretton is a haven for nature lovers and those of an active disposition. Bishops Castle lies west of Edgton and is situated 1.5 miles from the Welsh border. An eclectic town, Bishops Castle has an excellent selection of independent retailers, a range of eating establishments and public houses. It is also home to two micro-breweries namely the Three Tuns which is the oldest in the UK. Craven Arms is located on the A49 and is the easiest to access from Edgton. Offering a good range of facilities including a supermarket, doctors surgery, train station, butchers and its own array of independent shops Craven Arms offers everything you will need for day to day living. A little further distant you will find the historic market town of Ludlow and the county town of Shrewsbury. 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. 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.

#### Services

We are informed the property is connected to mains water and electricity. Private septic tank drainage.

#### Heating

Oil fired central heating and 2 wood-burning stoves.

#### Tenure

We are informed the property is of freehold tenure. We understand that part of the property forms a flying freehold.

#### Council Tax

Shropshire Council - Band D.

#### Nearest Towns/Cities

Craven Arms - 5 miles  
Bishops Castle - 6 miles  
Church Stretton - 7 miles  
Clun - 9 miles  
Ludlow - 12 miles  
Knighton - 16 miles  
Shrewsbury - 19 miles

#### Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 300MB. Interested parties are advised to make their own enquiries.

#### What3Words

drainage.then.anchovies

#### 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.

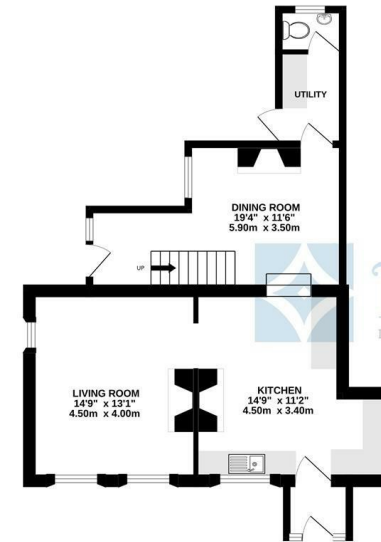
#### Wayleaves, Easements and Rights of Way

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.

GROUND FLOOR  
622 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1129 sq.ft. (104.9 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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