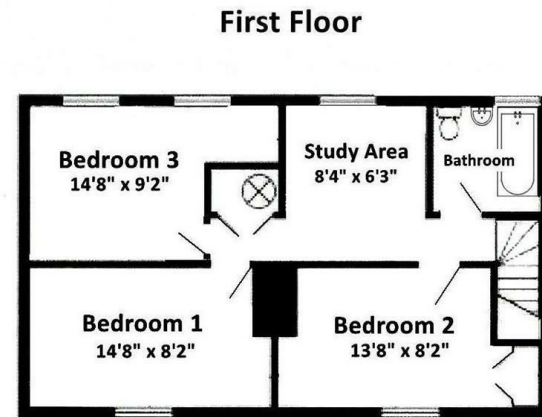
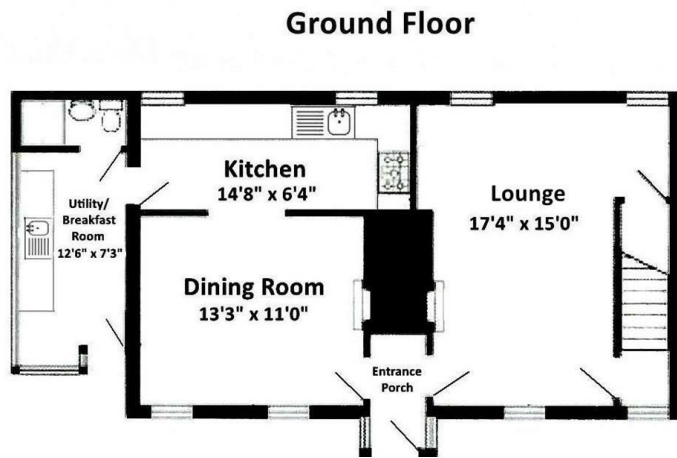


FOR SALE

Whiteways Newcastle, Craven Arms, SY7 8QL



FOR SALE

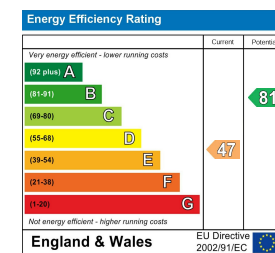
Offers in the region of £419,000

Whiteways Newcastle, Craven Arms, SY7 8QL

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

**Energy Performance Rating**



A beautifully presented detached stone cottage in a wonderfully peaceful village setting. Providing characterful 3 bedrooms, 2 shower rooms, lounge, open plan kitchen/dining room, large landing study and conservatory/breakfast/utility. All set within delightful and interesting landscaped gardens, with views beyond the village along the Clun Valley.



01588 638 755

**Bishops Castle Sales**  
33b Church Street, Bishops Castle, Shropshire, SY9 5AD  
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2 Reception Rooms



3 Bedrooms



2 Bath/Shower Rooms



- Detached stone cottage
- 3 bedrooms, 2 shower rooms
- Lounge, open plan kitchen/dining room
- Large landing study
- Conservatory/breakfast/utility
- Delightful landscaped gardens with views
- In wonderfully peaceful village setting

#### GENERAL REMARKS

Whiteways is a fine example of a quintessential country cottage, standing as it does, in this ever popular rural village, with beautiful south facing cottage gardens which have views along the stunning Clun Valley.

The detached stone house is deceptively spacious and has been extremely well cared for by the owners. who have that eye for detail. The internal accommodation briefly comprises 3 good sized bedrooms with a large landing study (formerly a 4th bedroom) and a well appointed shower room. To the ground floor, both comfortable reception rooms overlook the gardens and each have a wood stove, with the dining room open plan to the well equipped kitchen, leading through to the conservatory, which doubles up as a breakfast room and utility with a shower room off.

The gardens are a notable feature of the property, having been well cared for and offering well stocked herbaceous borders, lawns, paths and sitting areas, to enjoy the relative peace of this village location and take in the super views along the valley.

#### LOCATION

The house is situated in this pretty village of Newcastle, in the heart of the beautiful Clun Valley which has a thriving community, centred on the village hall with its many social events and bowling green. Clun is just a few miles away, with the closest towns of Bishops Castle, Craven Arms and Ludlow within comfortable driving distance.

#### ACCOMMODATION

Arranged over two floors, the well presented accommodation comprises:

#### ENTRANCE PORCH

Leading into the hall with doors either side to the:

#### DINING ROOM

13'3" x 11'0" (4.04m x 3.35m)

Offering two windows overlooking the gardens, a brick fireplace inset with a 'Morso' wood stove on a slate heath and engineered wood floor, open plan into the:

#### KITCHEN

14'8" x 6'2" (4.47m x 1.88m)

A practical, well planned space, with a range of contemporary base and wall units with work surfaces, sink and 'Rangemaster' oven and ceramic hob with extractor above, floor tiles, downlighting and a part glazed door into:

#### CONSERVATORY/BREAKFAST/UTILITY

12'6" x 7'2" (3.81m x 2.18m)

With breakfast bar overlooking the gardens, base and sink unit, quarry tiled floor, dishwasher and washing machine. Door off to the:

#### SHOWER ROOM

7'2" x 5'11" (2.18m x 1.80m)

Nicely appointed with modern fittings of wash basin, WC and shower cubicle. Fully tiled and heated towel rail.

Off the hall is the:

#### LOUNGE

17'9" x 15'1" (5.41m x 4.60m)

With windows to the front and rear, an inglenook fireplace inset with a wood stove, fitted carpet, featured stone wall and access door to an inner lobby and stairs leading to the:

#### STUDY/LANDING

8'4" x 8'3" (2.54m x 2.51m)

A very usable space (which was formerly bedroom 4) with airing cupboard, laminate floor and doors to the:

#### FAMILY SHOWER ROOM

6'11" x 6'1" (2.11m x 1.85m)

Offering a contemporary suite of wash basin, WC and walk-in shower. Tiled floor, vanity cupboard and underfloor electric heating.

#### BEDROOM 1

14'8" x 8'1" (4.47m x 2.46m)

With forward views over the garden and beyond to open fields and hillsides. Laminate floor.

#### BEDROOM 2

14'10" x 9'1" (4.52m x 2.77m)

With laminate floor and windows to the rear.

#### BEDROOM 3

12'9" x 8'2" (3.89m x 2.49m)

With windows to the front over the gardens and beyond the village along the valley. Laminate floor and fitted cupboard.

#### OUTSIDE

The property is approached from the quiet village lane through a pair of white gates, along a short private drive to the parking area with space for at least two cars.. A path then leads through a trellis arch to the patio at the side and continues along the front to the lawned area, flanked with herbaceous borders and screening hedges.

Steps lead up from the patio to a raised, well stocked garden area, with to one corner, a useful garden shed. Whilst this raised section affords the best long range views, there are numerous seating areas where one can enjoy the tranquility of the garden setting.

#### SERVICES

Mains water, electricity and drainage are connected. Top grade electrical heating and wood burning stoves. Double-glazed.

NOTE: None of the services or installations have been tested by the Agents.

#### COUNCIL TAX

Band D - Shropshire Council

#### VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

#### DIRECTIONS

From Clun, proceed on the B4368 into Newcastle and take the right after The Crown into Church Road and the property is the house with white gates. What3Words - rails.topics.lump

#### MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.