



**WOODMAN'S COTTAGE, CHAPEL LAWN, BUCKNELL, SY7 0BX**

**OFFERS IN THE REGION OF £697,500**

**Wrights**  
Estate Agents  
Established 1972



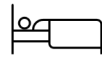
## WOODMAN'S COTTAGE

- Secluded and beautifully situated
- Well maintained and updated
- 3 bedroomed detached cottage
- En suite from main bedroom
- Many character features
- 23 acres of gardens and woodland
- Newly planted native broad leaf trees
- Beautiful brook meandering through
- Triple garage/workshop block with studio above
- Two storey single garage with workshop and storage above
- Air source heat pump for central heating and hot water
- Solar PV panels for electric
- Replacement stormproof double glazed timber windows and stable door

**VIEWING HIGHLY RECOMMENDED**

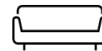


**X 3**



**Shrewsbury 32 miles**

**X 2**



**Ludlow 17 miles**

**X 1**

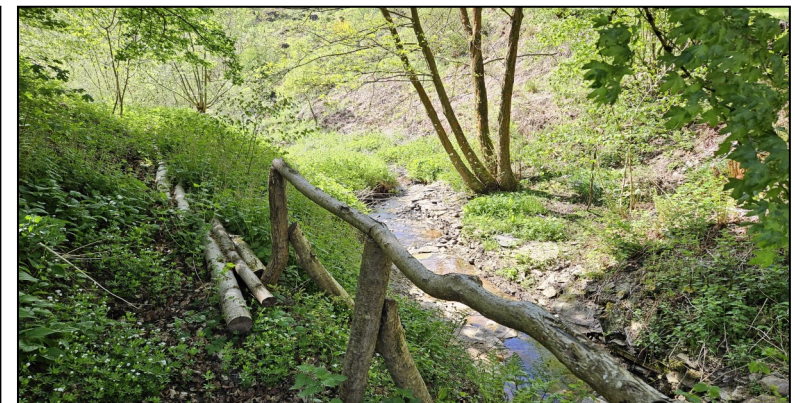


**Clun 3.5 miles**

**X 1**



**Bucknell 5.5 miles**





**WOODMAN'S COTTAGE  
CHAPEL LAWN,  
BUCKNELL  
SHROPSHIRE  
SY7 0BX**

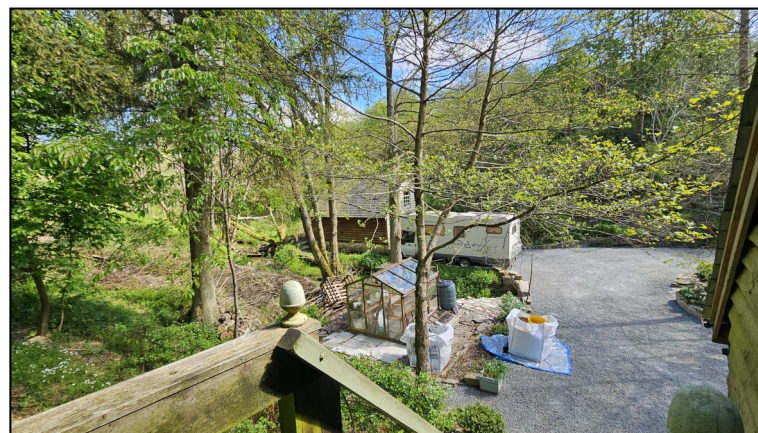
The town of Clun is a short distance away with shops, 12th century church, primary school, historic castle ruin, inns, café and the river Clun with the stone built 14th century bridge.

Bucknell is with easy driving distance and provides a small range of facilities including a shop, public house, post office and railway station which connects to Craven Arms and the county town of Shrewsbury, which is 32 miles away.

Ludlow lies about 19 miles away with its medieval town centre architecture, castle, shops, inns, bus and railway links. There is a also the golf course and racecourse.

Church Stretton, a south Shropshire market town with its shops, National Trust, Carding Mill valley, inns and cafes and lies 21 miles away.

Knighton a small town on the Shropshire/Welsh border is only 3.5 miles distance away with excellent facilities.



This delightful property is located within the beautiful south Shropshire countryside, an area of outstanding natural beauty (AONB).

The Clun hills are rolling, easy on the eye, topographically distinctive and 415 million years old!



**WOODMAN'S COTTAGE**

The Property has been consciously managed to promote native wildlife, and the areas of felled conifers have been replanted with 14 different species of nature broadleaf trees. The sounds of birdsong and running water are predominant and the land abounds with native wild flowers, including bluebells. Planting in the woodland garden has focused on unusual perennial, acers and magnolias, together with fruit trees including apple, pear and damson.

**DIRECTIONS**

Travelling either from Church Stretton or Ludlow on the A49 on arriving at Craven Arms and at the main roundabout take the westerly road to Clun. When in Clun turn left and continue over the bridge taking the Knighton Road to New Invention. After about two mile, at the bottom of the hill at New Invention, turn left, signposted Chapel Lawn. After half a mile take the first left signposted Clun then after 300 meters take the first left, signposted Menutton and continue up the valley and as you approach the brow of the hill the track on the right descends to Woodman's Cottage.

What3words: [///sprinter.stumpy.songbirds](https://www.what3words.com/sprinter.stumpy.songbirds)

NB. This takes you to the bottom of the lane. Follow it up, and Woodman's Cottage is signposted on your right.



## ACCOMMODATION

Original wooden **FRONT DOOR** to:-

**LIVING ROOM/RECEPTION** (5.5m x 3.7m approx)(18' x 12'1" approx) with quarry tiled floor, exposed timbers, radiator, stone fireplace with recessed log burner, five wall lights, two front windows, eight power points and TV point. Balustrade **STAIRCASE** with fitted carpet, side window ascending to the first floor. Square arch form living room to:-



**SITTING ROOM** (4.9m x 3.2m approx)(16' x 10'4" approx) with quarry tiled floor, radiator, six power points and glazed double French window to patio and gardens. Glazed door to kitchen.





## ACCOMMODATION continued...

**KITCHEN/BREAKFAST ROOM**(4.9m x 4.4m approx) (16' x 14'4" approx) with quarry tiled floor, two windows, ceiling beam, matching built in units including five floor cupboards, laminate worktops, tiled splashbacks, three wall cupboards and double drainer sink unit. Space for cooker and plumbing for dishwasher and washing machine. Radiator, seven power points, tv point and ceiling downlighters.



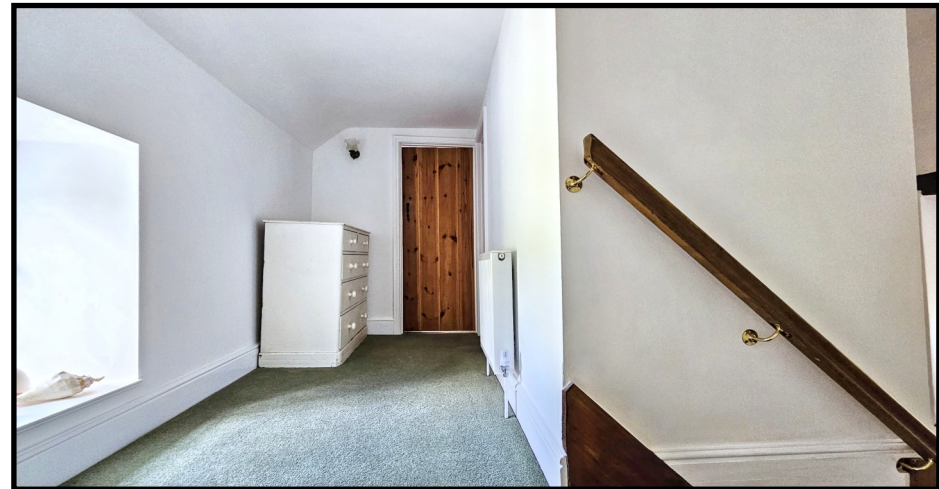
**Glazed panelled door from kitchen to:-**

**SIDE PORCH** with quarry tiled floor, radiator, telephone point, window and part glazed timber stable door to garden.



**CLOAKROOM/WC** with quarry tiled floor, white suite with wc and washbasin. Radiator, window and ceiling lights.

**First FLOOR LANDING** with fitted carpet, radiator, window with deep sill and two power points.





## ACCOMMODATION continued...

**BEDROOM 1** (4.9m x 4.4m approx) (16' x 14'4" approx) with fitted carpet, glazed double doors with blind opening onto a Juliet balcony providing delightful views looking down the valley. Ceiling lights, ceiling hatch to loft space, side window with blind, radiator, TV point and four power points.



**EN SUITE SHOWER ROOM** with vinyl floor, radiator, extractor fan, white suite with shower, wc and washbasin with mirror over.



**BEDROOM 2** (4.9m x 3.2m approx)(16' x 10'4" approx) with fitted carpet, radiator, four power points, ceiling light, wall light and cupboard housing the hot water systems.





## ACCOMMODATION continued...

**BEDROOM 3** (3.5 x 2.9m approx)(11'4" x 9'5" approx) with fitted carpet, window with deep sill, ceiling lights, six power points, wall light period fireplace and radiator.

## OUTSIDE

**OUTSIDE** The cottage is approached over a quiet, rural country lane which leads to the private track for Woodman's Cottage. The track descends gently towards a large parking area. There is a **TRIPLE GARAGE BLOCK** (8.7m x 5.3m approx)(28'5" x 17'3" approx) with power and light and a useful **STUDIO/WORKSHOP** (8'7m x 4.6m approx)(28'5" x 15' approx) above approached via external steps. There is also a **SINGLE TWO STOREY GARAGE** (6.1m x 4.8m approx)(20' x 15'7" approx) with a small workshop and useful storage space above (4.8m x 4.8m approx)(15'7" x 15'7" approx) (lights and power connected)

The Property has been consciously managed to promote native wildlife, which has formed the broadleaf replanting of the felled trees. The sounds of birdsong and running water are predominant. Planting in the woodland garden has focused on unusual perennial, acers and magnolias together with fruit trees including apple, pear and damson.





**TENURE** We understand the Property is FREEHOLD

**SERVICES** We understand mains electricity and excess electricity from the solar PV exported to the grid. Private water and drainage.

**COUNCIL TAX** Band 'E'

**EPC** 'C'

**LOCAL AUTHORITY** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 0345 678 9000

**VIEWING** By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237  
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.  
Email: [sales@wrightschurchstretton.co.uk](mailto:sales@wrightschurchstretton.co.uk)

**FINANCE SUPPORT** We are local agents for the Yorkshire Building Society and can arrange appointments for purchasers requiring mortgages.

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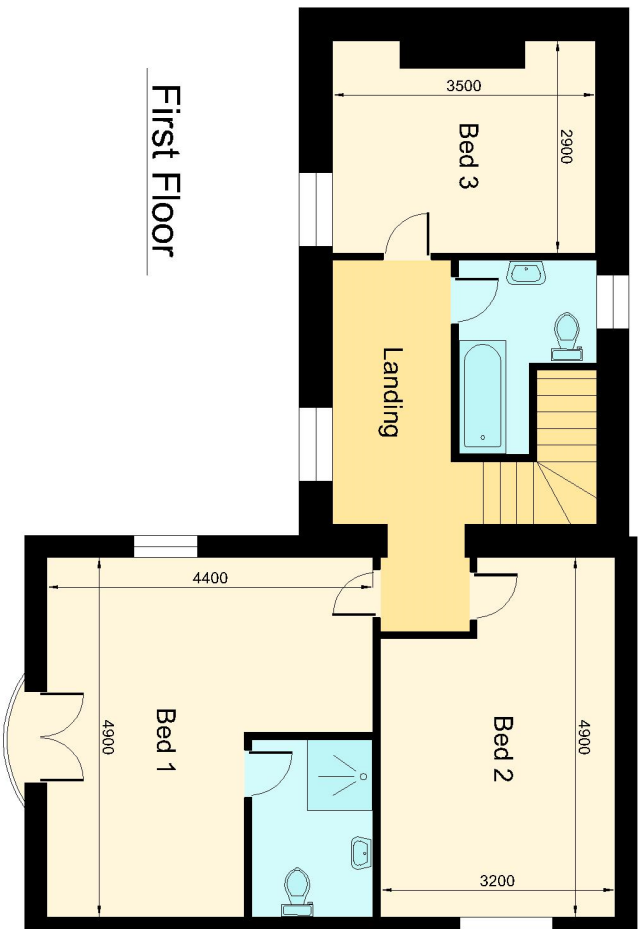
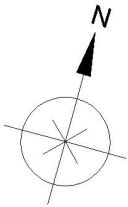




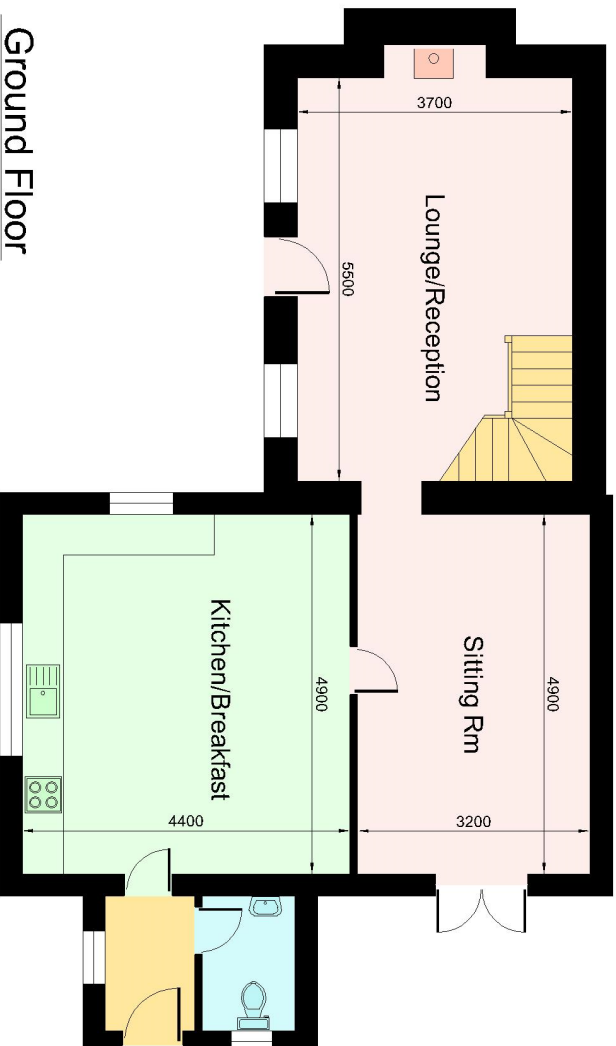
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First Floor



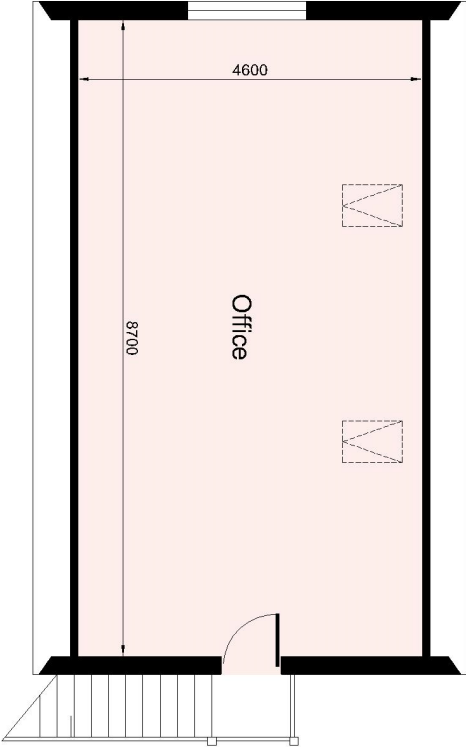
Ground Floor

Total House Floor Area 126 Sq m (1355 Sq ft )

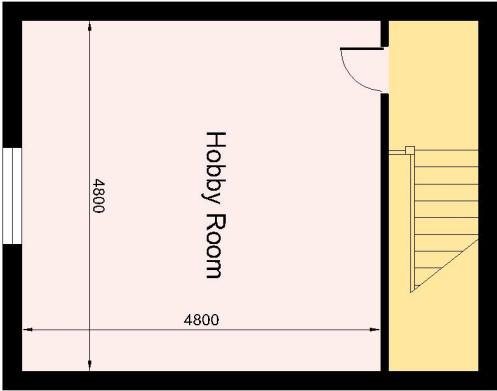
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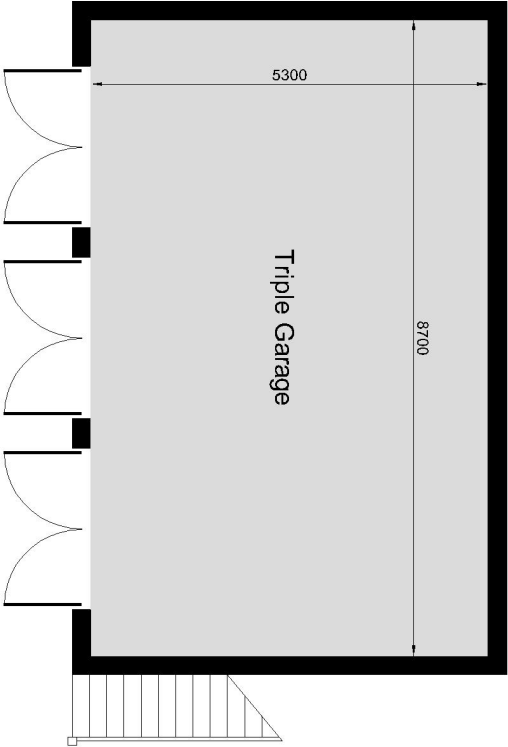




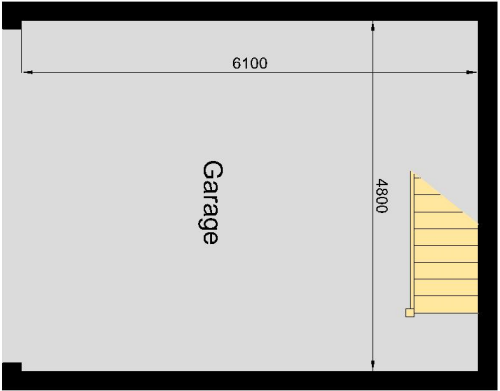
First Floor



First Floor



Ground Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Floor Area 160 Sq m (1720 Sq ft)

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