



Roger  
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Bridgend House Bridgend Lane, Bucknell,  
Shropshire, SY7 0AL



**Bridgend House Bridgend Lane, Bucknell, Shropshire, SY7 0AL  
Offers In The Region Of £525,000**

Bridgend House is lovely mature detached family house situated on a quiet lane, on the outskirts of the pretty village of Bucknell.

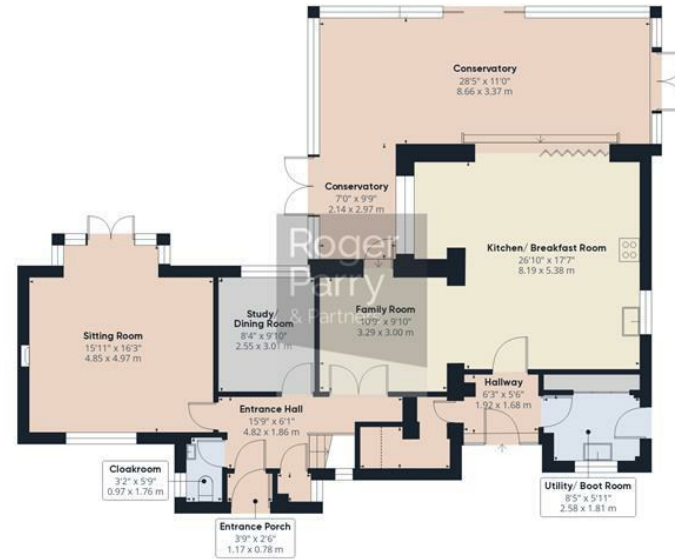
Well laid out accommodation briefly comprises: entrance porch, entrance hall, sitting room, study/dining room, large open plan kitchen/dining room/ family room, boot room/utility room, downstairs WC and secondary hall. First floor accommodation consists of a large principal bedroom with ensuite bathroom and large feature window and balcony overlooking gardens, three further bedrooms, family bathroom with separate WC.

The property has the benefit of oil central heating, some uPVC double glazing, large tandem carport with further extensive off-road parking. The property is set in good sized garden situated to the rear end to the side of the property and is bounded by a Brook to the rear. The property does require elements of upgrading but provides a beautiful family home for its new owners.

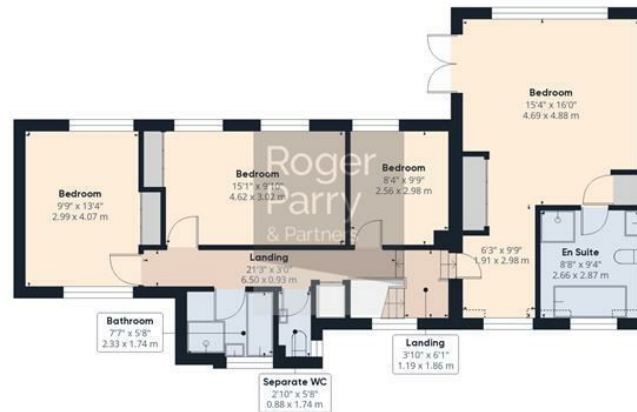




## Floor Plan (not to scale - for identification purposes only)



Ground floor



Floor 1



**Approximate total area<sup>(1)</sup>**

2310.69 ft<sup>2</sup>

214.67 m<sup>2</sup>

**Reduced headroom**

11.17 ft<sup>2</sup>

1.04 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

**Entrance Porch**

3'9 x 2'6 (1.14m x 0.76m)

With quarry tiled floor leading to glazed wooden door.

**Entrance Hall**

15'9 x 6'1 (4.80m x 1.85m)

With ceramic tiled flooring, staircase leading to first floor, built-in storage cupboard with small secondary glazed window to the side and lighting point.

Entrance Hall gives access to:

**Downstairs Cloakroom**

5'9 x 3'2 (1.75m x 0.97m)

With WC, wall mounted wash hand basin, radiator, ceramic tiled flooring, secondary glazed wood frame window to the side.

**Sitting Room**

16'3 x 15'11 (4.95m x 4.85m)

With Adam style fireplace with raised marble hearth and log burner in set, two double radiators, central light point, coving to ceiling, TV aerial socket, power points, secondary glazed window to the front overlooking field and hillside. Further wood framed double French doors with full length window set to the sides, French doors give access to rear gardens.

**Study/Dining Room**

9'10 x 8'4 (3.00m x 2.54m)

With radiator, power and light points, secondary glazed window overlooking rear gardens.

From Entrance hall glazed and wood doors give access to:

**Large Open Plan Kitchen/Dining Room**

26'10 x 17'7 (8.18m x 5.36m)

With range of contemporary kitchen units, comprising double stainless steel sink unit set into work surfaces with extensive range of cupboards and drawers under and tiled splash above. Four oven Aga cooking, range of eyelevel cupboards. Further range of full length cupboards incorporating built-in Neff single oven with central space suitable for upright fridge/ freezer. Ceramic tiled flooring, range of pendant and recessed lighting points, ample power points, room for large dining room table. Five panelled folding glazed and wooden doors open up into conservatory.

**Family Room**

10'9 x 9'10 (3.28m x 3.00m)

With feature fireplace, matching tiled flooring, glazed and wooden door gives further access to:

**Large L shaped Conservatory**

With ceramic tile flooring, range of built-in units, power and lighting points, two sets of French doors and one sliding door which leads to rear gardens.

From kitchen/breakfast room glazed and wooden door to

**Secondary Hallway**

6'3 x 5'6 (1.91m x 1.68m)

With ceramic tiled flooring giving access covered porch to the front of the house.

Doors give access to:

**Utility/Boot Room**

8'5 x 5'11 (2.57m x 1.80m)

With range of fitted units comprising stainless steel sink unit with cupboards under and tiled splash above, space and plumbing for washing machine and tumble dryer. Range of full length storage cupboards to adjacent wall, tiled flooring, power and lighting points, panelled and glazed door to side, uPVC double glazed window to the front overlooking fields.

Secondary hall also give access to:

**Storage Cupboard**

With lighting point, shelving and enclosing oil fired boiler.

From entrance hall, staircase with secondary glazed windows to the front, leads to:

**Large Landing**

With built-in linen cupboard with shelving and cylinder, access to roof space, radiator and lighting points.

Landing gives access to bedroom accommodation comprising:

**Bedroom One**

16'0 x 15'4 (4.88m x 4.67m)

With wood effect laminate flooring, built-in airing cupboard with cylinder, double built-in wardrobe with sliding doors providing extensive shelving and hanging space, uPVC double glazed window to the front overlooking fields, further large full length window to the rear overlooking gardens and brook. Double French doors to the side leading to balcony. Door to:

**Ensuite**

9'4 x 8'8 (2.84m x 2.64m)

With large panel bath with shower attachment, corner shower cubicle with glass sliding door, WC, contemporary wash hand basin, fully tiled to walls, range of recess spotlight, wood effect vinyl flooring, ladder style radiator, uPVC double glazed window to the front.

**Bedroom Two**

13'4 x 9'9 (4.06m x 2.97m)

With two radiators, built-in double wardrobe with hanging rail, power and lighting points, secondary glazed windows to the front and the rear.

**Bedroom Three**

15'1 x 9'10 (4.60m x 3.00m)

With two radiators, power and lighting points, built-in double wardrobe two wood framed secondary glazed windows overlooking gardens and brook to the rear.

**Bedroom Four**

9'9 x 8'4 (2.97m x 2.54m)

With radiator, power and lighting points, secondary glazed window overlooking gardens.

**Family Bathroom**

7'7 x 5'8 (2.31m x 1.73m)

Fitted with panel bath, separate corner shower cubicle unit with sliding doors and shower fitment, contemporary vanity wash hand basin, wood effect laminate floor covering, chrome ladder style radiator, tiled sill to uPVC double glazed to opaque glass window to the front.

**Separate W/C**

2'10 x 5'8 (0.86m x 1.73m)

With low flush WC, wood effect laminate flooring, wall mounted wash hand basin with tiled splash, second glazed window to the side.

**Outside Front**

The property is approached off the council maintained lane, onto large gravel forecourt extending across the width of the property, providing extensive off-road parking with outside lighting. Paved pathway extends across the front of the property. Large carport situated inside the property with lighting, outside water tap and external power point incorporating oil storage tank.

Wooden gate situated to the left-hand side of the property leads to the main gardens.

**Gardens**

The extensive gardens are laid to the rear and side of the property. From conservatory out onto large, raised wooden decking area. (this does require some repair/ replacement). Further adjacent paved patio can be accessed from both

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the conservatory and sitting room. Good sized lawns extend to the rear into the side with a variety of trees and shrubs inset. These run to a good size and are bordered in part by a brook to the rear. Timber constructed summer house set to one corner and further large timber open fronted garden stores which requires some repair/replacement. The gardens run to an extremely good size and are enclosed by variety of mature hedging.

#### General Notes

##### TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

##### SERVICES

We are advised that mains electric and water services are connected. The property has oil central heating and private sewerage (septic tank). We understand the Broadband Download Speed is: Basic 16 Mbps & Superfast 63 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

##### COUNCIL TAX BANDING

We understand the council tax band is F. We would recommend this is confirmed during pre-contact enquiries.

##### SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



**Local Authority:** Shropshire Council

**Council Tax Band:** F

**EPC Rating:** E

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

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

### Directions:

From Craven Arms take the B4368 Clun Road, turn left onto the B4367 and follow the signs for Bedstone and Bucknell. On entering Bucknell turn right onto Dog Kennel Lane, at the T junction turn right and continue until you come to the open green area to your left. Take the next right onto Bridgend Lane and then follow the lane for about ¼ of a mile. Bridgend House is situated on the left indicated by the for sale sign.

### Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.