



SAMUEL WOOD

Inglenook Stokesay, Craven Arms, Shropshire, SY7 9AL

Asking Price £500,000



Inglenook

Stokesay, Craven Arms, Shropshire, SY7 9AL



- Attractive detached stone residence
- Rural location with fine views
- Extensive driveway parking, garage / workshop
- Adjoining annex
- Grounds of 0.4 of an acre
- Dual family use / income / homeworking

This most attractive stone detached country residence having the benefit of a 1 bedroom annex sits on a plot extending to 0.4 of an acre to include extensive parking and a good sized garage / workshop. Accommodation improved by the current vendors to include oil fired heating and mainly upvc double glazing. The house having Entrance Porch, Living Room, Dining Room, Conservatory, Hallway, Cloakroom, Kitchen, Pantry, First Floor Landing with 3 Bedrooms and Bathroom. Adjoining 1 Bedroom Annex having Living Room, Bedroom, Kitchen and Shower Room. The property offers the potential for dual family use, income or home working. Viewings recommended. EPC Rating - F



This property sits in the village of Stokesay, an area of outstanding natural beauty, with adjoining farmland with leads to many miles of country walks from the doorstep. It is a short walk from the well serviced town of Craven Arms having a good selection of shops and transport links including a railway station, whilst historic Ludlow sits within a short drive to the South

The property is approached via a front door with upper glazed section into

Large Reception Porch 11'9" x 6'6" (3.60m x 2.00m)

with secondary glazed windows overlooking garden, quarry tiled floor and door through to

Dining Room 11'10" x 11'5" (3.63m x 3.50m)

with window overlooking frontage and neighbouring woodland.

Entrance Hall

with stairs rising to first floor and useful under stairs storage cupboard and

Cloakroom

to rear elevation with window and wc in white

Sitting Room 16'0" x 13'1" (4.90m x 4.00m)

with 2 windows overlooking the gardens, feature marble fireplace with open grate, high ceilings with cornice, double opening doors to

Conservatory 12'9" x 8'10" (3.90m x 2.70m)

sitting at the rear of the house and enjoying a view over the gardens and open farmland, being of upvc construction with polycarbonate roof



Kitchen / Breakfast Room 12'9" x 9'10" (3.90m x 3.02m)

with window to rear elevation with this lovely view, tiled floor, room for table and chairs, interconnecting door back into the annex and a matching range of units with wood styled fronts, heat resistant work surfaces and tiled splash backs, stainless steel sink unit, electric hob with extractor positioned above and electric double oven adjacent, planned space and plumbing for a washing machine.

Walk-In Pantry

with original cold slab, extensive shelving, window to frontage and room for fridge freezer

First Floor Landing

with window to rear elevation with this lovely outlook and exposed floorboards and double doors into a shelved cupboard

Bedroom 1 16'0" x 13'1" (4.90m x 4.00m)

with large window overlooking the gardens and neighbouring countryside, access to roof space and cupboard with hanging rail and shelf.

Bedroom 2 11'9" x 11'5" (3.60m x 3.50m)

with window to frontage and a view to farmland and woodland, recently redecorated and carpeted

Bedroom 3 10'0" x 9'7" (3.05m x 2.94m)

with window to side overlooking neighbouring countryside, also recently redecorated and carpeted.

Bathroom 9'10" x 6'6" (3.02m x 2.00m)

with window to frontage, access to roof space and a suite in white of pedestal wash hand basin, corner bath with seat, separate shower cubicle with Triton shower, tiled splash backs and door into the airing cupboard with shelves

The Annex

Separately accessed off the front drive, a front door opens into

Living Room 13'6" x 10'8" (4.12m x 3.27m)

with further door to rear elevation and secondary glazed window to frontage

Kitchen 6'1" x 6'1" (1.87m x 1.87m)

with window to rear and this nice far reaching view over open farmland, with a range of modern matching units with white glossed fronts, heat resistant work surfaces, stainless steel sink unit, planned space for cooker and washing machine

Shower Room 7'10" x 6'1" (2.40m x 1.87m)

with window to side and suite of wash hand basin with large vanity cupboard, wc and shower cubicle with shower fitted

Bedroom 16'9" x 10'0" (5.11m x 3.07m)

with window to front elevation looking out to woodland and surrounding countryside.

Outside:

The property is approached over the A49 through a 5-bar gate onto a gravelled driveway which sits at the frontage. The driveway continues through a further 5-bar gate, through the garden to the rear where the garage can be found. The front boundary with the property is denoted with fence to the roadside boundary and 3 mature trees, lawned garden at the frontage. The gardens predominantly sit to the side and rear, the side garden being laid to lawn with a lovely view over open farmland. This in turn runs to the rear with further lawned gardens and a productive and fenced vegetable section. In the bottom corner of the garden there is then a fenced off lawned section with a selection of outbuildings. From the rear garden a lovely view over open farmland can be enjoyed with a view down to the river and to the surrounding woodland and hills. Also sitting at the rear of the house there is a large Garage / Workshop having up and over door, window at the frontage, lovely high ceiling with useful storage at eaves height, light and power fitted and a concrete floor. The Worcester oil fired boiler is housed in here and heats domestic hot water and radiators. There is then a further partitioned section which has a separate access at the rear of the building and is used for storage





Services:

Mains water, mains electricity, private drainage, oil fired heating to radiators in the main residence and the annex though there are separate thermostats to control both areas. The main house in the kitchen and the conservatory also has the benefit of electric underfloor heating and an open fire in the sitting room. Windows in the main are upvc double glazed with some single glazing and some secondary glazing. Flood risk – very low, Broadband speed – 24Mbps

Agents Notes:

1. The current vendors have converted the original garage into a bedroom which forms part of the annex, building regs were not obtained for this but the owners are currently looking into retrospective permission
2. Please note the property sits adjacent to the A49

Local Authority:

Shropshire Council, tax band – E

Tenure:

The property is freehold

Directions:

From Ludlow proceed North on the A49 through the villages of Bromfield and Onibury. Around 1 mile after Onibury the house will be found on the left-hand side. If you get to the turn for Stokesay Castle on your left then you have missed the house.

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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Floor Plans



Total floor area 199.9 m² (2,152 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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