



SAMUEL WOOD

The Desert Bucknell, Craven Arms, Shropshire, SY7 0AH

Asking Price £425,000



The Desert

Bucknell, Craven Arms, Shropshire, SY7 0AH



- Grade II listed detached thatched cottage
- Beautifully presented accommodation
- Central village location
- Grounds of 0.4 of an acre
- Accommodation extending to 1750 sq feet
- The property has suffered from a flood but now has flood defences in place

This most attractive Grade II listed thatched cottage sits in a central location in this popular and well serviced South Shropshire village and enjoys driveway parking and a large garden extending to 0.4 of an acre. Accommodation benefitting from oil fired heating is full of charm and character and includes: Porch, Living Room, Dining Room, Kitchen / Breakfast Room, Back Kitchen, Sun Room and Shower Room. On the first floor there 2 Principal Bedrooms, accessed from separate staircases are 2 further interconnecting Single Bedrooms and Shower Room. EPC exempt



Bucknell is a popular South Shropshire village enjoying The Heart of Mid Wales Railway Station, Butcher, Public House, Garage, Village Hall, Junior School, Church and an active community. A more comprehensive range of facilities can be found in the towns of Craven Arms and Knighton respectively, whilst historic Ludlow is around a 25 minute drive.

Reception Porch

with window to frontage, tiled floor, and heavy period door to

Living Room 16'7" x 14'10" (5.06m x 4.53m)

with window to frontage, full of character with ceiling beams, wall timbers, attractive tiled flooring, feature inglenook fireplace with tiled back and hearth and a Villager wood burning stove

Inner Hallway

with window to frontage, timbered features and door opening to

Dining Room 12'4" x 12'3" (3.76m x 3.75m)

with window to side, pretty corner cupboard with display shelves, feature fireplace with open grate, ceiling timber and tiled flooring

Rear Hallway

with window to rear side, access to roof space and tiled floor

Shower Room 6'2" x 4'11" (1.90m x 1.50m)

with window to rear elevation, extensively tiled walls and floor, suite in white of wash hand basin, wc and corner shower cubicle with shower fitted



Kitchen / Breakfast Room 16'7" x 11'6" (5.06m x 3.53m)

with quarry tiled floor, ceiling beams and ceiling timbers, window to frontage, 2 further windows to side overlooking the garden, ample room for table and chairs, range of base cupboards with heat resistant work surfaces and tiled splash backs, 1½ bowl sink unit, planned space for cooker, dishwasher and fridge / freezer

Back Kitchen 20'2" x 7'11" (6.15m x 2.43m)

with door to outside, window overlooking the garden, high ceilings, tiled floor, space and plumbing for washing machine, room for a dryer and the Worcester oil fired boiler is housed here and heats domestic hot water and radiators

Garden Room 11'0" x 8'0" (3.36m x 2.44m)

with 2 windows and door to rear elevation and tiled flooring

Doored staircase

rises out of the living room into

Principal Bedroom 16'0" x 10'8" (4.90m x 3.26m)

with window to front and window to side. Off here

Bedroom 3 / Study Room 12'0" x 6'0" (3.68m x 1.83m)

with a fitted cupboard and window to rear elevation

Bedroom 4 / Study Room 12'1" x 5'0" (3.70m x 1.53m)

with window to frontage

Shower Room 7'5" x 5'0" (2.27m x 1.53m)

with window to side, extensively tiled floor and walls, modern suite in white of wc, wash hand basin, large shower area with multi-head shower

Further doored staircase leads off the dining room

Bedroom 2 12'3" x 12'2" (3.74m x 3.73m)

with windows to both front and side elevations, access to roof space and a fitted cupboard with hanging rail

Outside:

The property is approached over a gravelled driveway which leads down to the property. There is a lawned area of garden with mature tree and the former garage which is currently used as a log store. Attractive flood defence fence then opens into a gravelled area nearest the front of the house with some shrubs and plants, gravelled pathway then leads to the side of the property where the larger part of the garden can be found. There are stone edged flowering borders, lawned garden, bricked patio, a selection of fruit trees and mature boundaries aiding privacy. Further lawned garden sitting at the back of the house with well established borders, large garden shed, composting area and selection of mature trees.

Services:

Mains electricity, mains water and mains drainage. Oil fired heating to radiators. Broadband speed 18 Mbps. Flood risk - Medium





Agents Notes:

1. The property has been in the ownership of our current vendor since 1997 and suffered from a small flood in 1998 and again in February 2020. Since that most recent flood a flood defence fence has been erected. Current insurance policy includes cover for flood, further details can be requested from the agent.
2. The neighbouring property has right of way over the driveway for both pedestrian and vehicular access

Tenure:

The property is freehold

Local Authority:

Shropshire Council, tax band - E

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

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

As you proceed into the village from the Brampton Bryan direction, go over the railway line bearing to the left, following the road through the village passing the church on your right, ignoring the turn for Dog Kennel Lane on your right. Follow this road for a further 400 metres and the driveway for The Desert is on the left hand side.



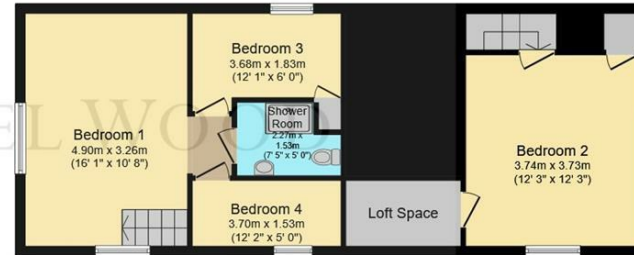




Floor Plans



Ground Floor



First Floor

Total floor area 165.3 sq.m. (1,779 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

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | ludlow@samuelwood.co.uk