



SAMUEL WOOD

12 Knowbury Cottages Snitton Lane, Knowbury, Ludlow, Shropshire, SY8 3LA

Asking Price £225,000



This attractive country 2 bedroom cottage sits in a lovely rural setting surrounded by beautiful South Shropshire countryside and just a short walk into the village of Knowbury. The property enjoys gardens to both front and rear whilst accommodation full of character, benefits from upvc double glazing, electric heating and wood burner to include: Living Room, Inner Hall, Rear Hall, Kitchen / Breakfast Room, Bathroom and First Floor Landing with 2 Bedrooms. No onward chain. EPC rating - E

- Attractive 2 bedroom terraced cottage
- Rural location with views
- Close to Knowbury village
- Full of character
- Upvc double glazing, electric heating and woodburner
- No onward chain

The property sits in a rural location, accessed off a lane well away from main roads and is a short walk into the village of Knowbury which has a Church, Village Hall and an active community, whilst there is a pub nearby just outside of the village. A bigger range of facilities can be found in the village of Clee Hill which is approximately 2 miles away whilst historic Ludlow is around 5 miles away and offers a comprehensive range of facilities.

Front door opens into

Living Room 15'10" x 11'10" (4.84m x 3.63m)

with large window to front elevation overlooking the garden and a view towards the distant hills. Further window to rear elevation, exposed stone features, attractive brick fireplace with wood burning stove fitted, cupboards and shelves to either side of the chimney breast, wall mounted night storage heater and timbered ceiling

Inner Hallway

with exposed stonework and exposed floorboards

Bathroom 7'0" x 5'10" (2.15m x 1.78m)

with window to frontage and a suite to include wc, pedestal wash hand basin, panelled bath with shower curtain, electric shower over, tiled surrounds and electric storage heater

Rear Hallway

with door to rear elevation, small built in cupboard, wall mounted night storage heater and quarry tiled floor

Kitchen 11'1" x 8'10" (3.38m x 2.70m)

with 2 windows to rear elevation, quarry tiled floor, ample room for table and chairs, range of matching units with cream-coloured fronts, heat resistant work surfaces, tiled splash backs and stainless steel sink unit. Included in the sale is a free-standing cooker with extractor positioned above, space and plumbing for washing machine and fridge.

First Floor Landing

with exposed timbered features and a high level cupboard which gives loft access over the kitchen

Bedroom 1 11'6" x 9'3" (3.52m x 2.84m)

with window to frontage enjoying this fantastic rural outlook, lovely high ceilings with exposed timbers and access into roof space. Sitting to either side of the chimney breast are deep and large wardrobe cupboards. Wall mounted night storage heater

Bedroom 2 7'9" x 7'0" (2.37m x 2.15m)

with window to frontage with this fine view, exposed timbered feature, and wall mounted night storage heater

Outside:

The property has an enclosed front garden, laid to lawn with mature hedging and good deep borders with shrubs and plants. At the rear of the property there is an enclosed garden, low maintenance with stone edged borders and garden shed. Gated access then leads back round the terrace of properties.

Services:

Mains electricity, mains water, shared private drainage, electric heating where listed and wood burning stove on the lounge. Windows are upvc double glazed. Flood risk – very low. Broadband 9 Mbps – 56 Mbps.

Tenure:

The property is freehold

Local Authority:

Shropshire, council tax band – A

Directions:

As you approach Knowbury from the Caynham direction, you will come into the centre of the village and a small crossroads. Turn left at this crossroads signposted Snitton and follow this road for around half a mile, go over a brow of a hill and as you drop down the hill the cottages will be found on the left hand side with unrestricted on road parking available

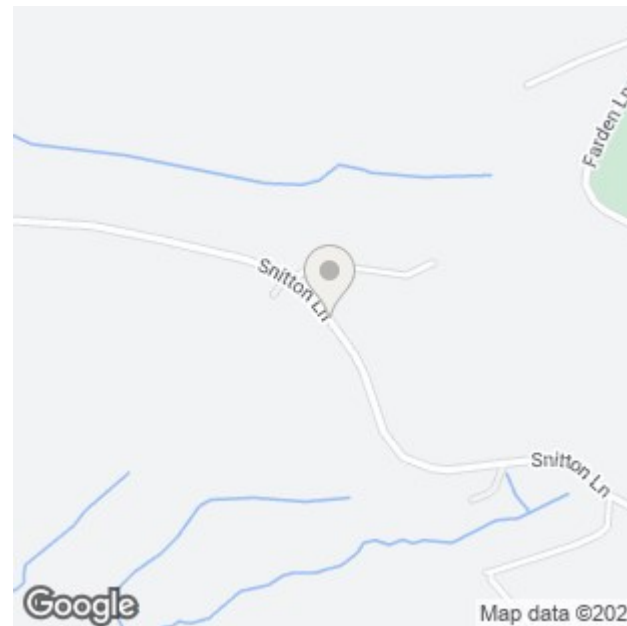
Viewings

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

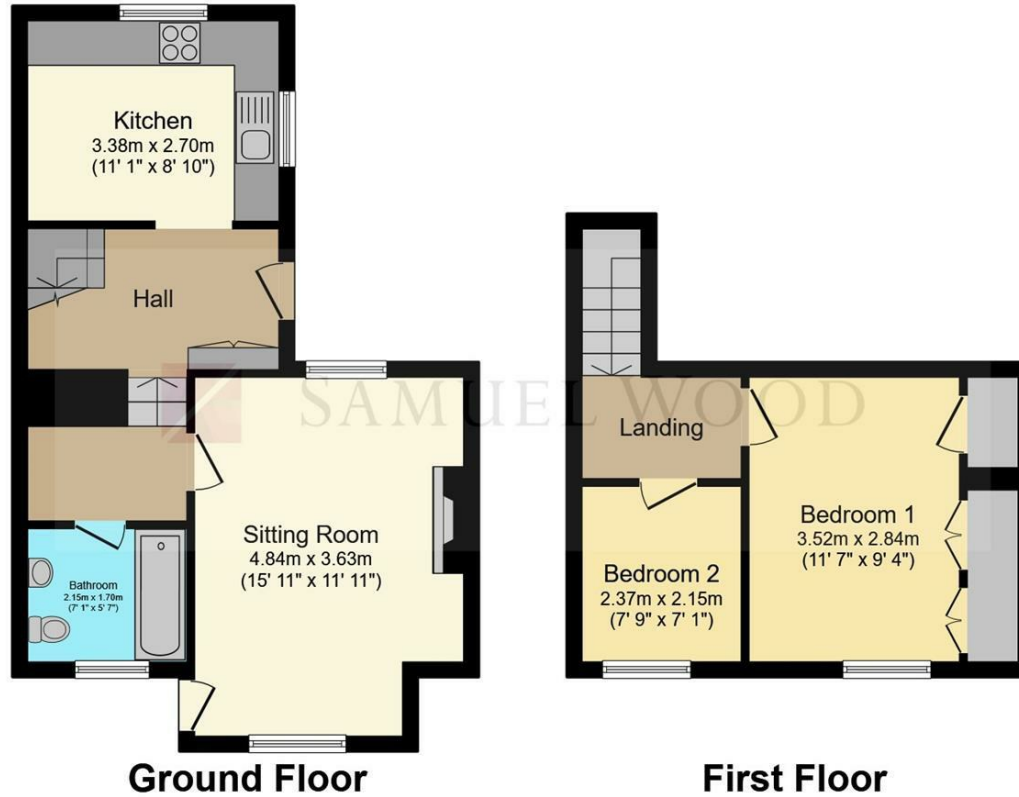
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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

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Floor Plans



Total floor area 65.8 m² (709 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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