



SAMUEL WOOD

24 Watling Street, Leintwardine, Craven Arms, Shropshire, SY7 0LW

Asking Price £350,000



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- 4 bedroom terraced Grade II listed character house
- Rooms of spacious proportions
- Desirable and well serviced village
- Immense charm and character throughout
- Courtyard garden
- Internal inspection essential

This most attractive Grade II listed 4 bedroom character end of terrace cottage sits in this desirable and well serviced North Herefordshire village on the back street of Watling Street. Accommodation full of charm and character benefitting from secondary glazing and oil fired heating that includes: Entrance Porch, Sitting Room, Dining Room, Kitchen / Breakfast Room, Rear Porch, Cloakroom, Cellar incorporating a Study, First Floor Landing serving 4 Bedrooms and a Bathroom whilst to the rear there is a pretty courtyard garden. EPC exempt due to listing.



Leintwardine is a desirable village sitting just into North Herefordshire with facilities that include garage with large shop, butchers, doctors surgery, junior school, fish and chip shop, 2 public houses, church, fire station and an active community, whilst also sitting in Wigmore high school catchment area. Historic Ludlow is a short drive where more comprehensive facilities can be found.

Period Front Door

Opens into

Reception Porch

with stained glass window and door opening into

Sitting Room 18'4" x 16'9" (5.60m x 5.11m)

full of character with large ceiling beam, exposed timbered wall features, attractive stone fireplace with open hearth. There are windows to both front and front side elevations and useful storage area under the stairs

Dining Room 16'6" x 11'6" (5.03m x 3.53m)

with quarry tiled floor, window to side, exposed timbered ceiling beams, useful shelved cupboard next to the chimney breast, further fireplace with exposed stonework, bricked arch over and a stove fitted

Kitchen / Breakfast Room 18'0" x 10'4" (5.50m x 3.16m)

sits at the rear of the house, again has character features, room for table and chairs, fitted with a range of handmade pine units, heat resistant work surfaces, tiled splash backs, double bowl single drainer sink unit and planned space for cooker. The Grant oil fired boiler is housed in here and heats domestic hot water and radiators



Rear Porch

with windows and doors to rear garden, deep glazed sink, space and plumbing for washing machine and double doors into useful storage cupboard

Cloakroom

with a flush wc with tiled surround

From the dining room, stone steps lead down to

Cellar 18'9" x 12'9" (5.73m x 3.90m)

which provides excellent storage, having light and power fitted and incorporates a

Study 8'0" x 7'11" (2.45m x 2.43m)

with timbered ceiling and exposed stonework

Staircase rises out of the sitting room up onto

First Floor Landing

with exposed timbered wall features

Bedroom 1 15'8" x 12'4" (4.80m x 3.76m)

with lovely high ceilings, exposed wall and roof timbers, window to front elevation

Bedroom 3 10'0" x 8'0" (3.05m x 2.45m)

with window to front side, access to roof space and exposed floorboards

Bathroom

with window to rear, exposed timbered features, exposed floorboards, suite in white of wc, pedestal wash hand basin and panelled bath with tiled surround

Bedroom 2 11'8" x 11'1" (3.57m x 3.40)

with exposed floorboards, window to front side, useful wardrobe with hanging rail and shelf, access to roof space, airing cupboard with shelving, interconnecting door into

Bedroom 4

with 2 windows to rear and rear side and a staircase back down into the kitchen

Outside:

The property fronts directly onto Watling Street which provides unrestricted street parking. The rear courtyard garden with the property has bricked and paved seating areas, gated access back out onto the street and a raised stone edged section with pathway leading to the oil tank

Services:

Mains electricity, mains water, mains drainage, windows are predominantly secondary glazed. Oil fired heating to radiators along with an open fire and a stove. Flood risk – very low. Broadband speed 18-80Mbps





Agents Notes:

1. The property is Grade II listed
2. There is a small area of flying freehold in the bathroom
3. As is common with older terraced properties there is a right of access for 2 neighbouring properties across the rear of the garden

Local Authority:

Herefordshire Council, tax band – D

Tenure:

The property is freehold

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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Directions

The property sits on the corner of Church Lane and Watling Street







Floor Plans



Total floor area 155.6 m² (1,674 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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