



SAMUEL WOOD

Curlews, 4 Vernolds Common, Craven Arms, Shropshire, SY7 9LP

Offers Based On £675,000







# Curlews, 4 Vernolds Common

Craven Arms, Shropshire, SY7 9LP



- Detached single storey residence of distinction.
- Beautiful views over South Shropshire countryside
- Excellent selection of buildings to include Garage, Workshop, Cabin, Log store
- Easily accessible into historic Ludlow
- Rurally located away from main roads
- Manicured gardens and grounds extending to an acre
- Accommodation exceptionally well presented throughout
- A gem of a property not to be missed

This immaculately presented detached country bungalow sits in a lovely rural setting away from main roads and enjoys 1 acre of its own garden and grounds with fantastic views across Shropshire countryside together with a range of outbuildings that includes garage, workshop, store and a cabin for homeworking/hobby use. Accommodation is beautifully presented throughout with modern fixtures and fittings, to include oil fired heating, woodburning stove and upvc double glazing. In brief that accommodation includes; Entrance Hall, Large Living Room with fantastic view, Dining Room, modernised Kitchen, 3 good sized Double Bedrooms, En-suite Shower Room and House Bathroom.



From the property's plot lovely views of Brown Clee and Titterstone Clee Hills can be enjoyed, however the location is extremely accessible into historic Ludlow just 5 miles away.

## Recessed Porch

undereath which is front door with matching side windows into a

## Entrance Hallway

with 2 light tubes

## Living Room 24'2" x 14'11" (7.37m x 4.56m)

Sits to the rear with 2 full length picture windows and a door in the middle opening out onto the rear garden with a lovely view towards the Clee Hill and surrounding Shropshire countryside. There is a feature fireplace with a slate surround, mood lighting and flagstone hearth with Clearview multi-fuel stove fitted. Sitting to either side of the chimney breast there are fitted low level cupboards, TV display area, bookshelves and extensive ceiling lighters. Double opening doors into

## Dining Room 18'0" x 12'7" (5.50m x 3.85m)

With solid roof, large window letting in lots of natural light and door out to the garden. Tri-folding doors into



### **Kitchen / Breakfast Room 15'5" x 13'6" (4.70m x 4.13m)**

With door and window to side, arched window to frontage, tiled floor matching that of the sun room and is nicely fitted with a modern range of units to include base cupboards, wall cupboards and drawers. There is a large central work station with breakfast bar, stainless steel sink unit, free standing range cooker which is included in the sale with extractor canopy above, integrated washing machine, dishwasher, fridge, freezer, waste disposal in the sink and the oil fired boiler is housed in here and integrated into one of the units

### **Bedroom 1 15'0" x 11'11" (4.58m x 3.65m)**

Is accessed into a small dressing area with doors into wardrobe cupboard. Door opening then into the Bedroom with large window to frontage, ceiling downlighters and an excellent range of fitted wardrobe cupboards and chest of drawers.

### **En-suite Shower Room 11'7" x 7'1" (3.55m x 2.17m)**

With electric underfloor heating, window to rear elevation overlooking garden and an attractive suite in white of wc, pedestal wash hand basin and corner shower with multi head shower fitted and tiled walls.

### **Bedroom 2 11'11" x 10'11" (3.65m x 3.35m)**

With window to frontage and ceiling downlighters

### **Bedroom 3 11'1" x 11'10" (3.38m x 3.62m)**

With window overlooking front garden, access to roof space and ceiling downlighters

### **House Bathroom 10'9" x 6'7" (3.29m x 2.03m)**

With two windows to the rear enjoying this lovely view over the garden and Shropshire countryside, oak effect floor and a suite in white of wc, pedestal wash hand basin and panelled whirlpool bath with shower over and tiled splashbacks.

### **Outside:**

The property sits in a lovely rural setting off the lane with double opening gates opening onto a sweeping tarmac driveway which leads to a large level parking area for numerous vehicles. Here there is a detached outbuilding that incorporates a garage, workshop with door, window to rear garden and a covered woodstore. The front garden with the property is fully enclosed by mature hedging to front and side elevations. Across the roadside boundary there are a selection of mature trees and level lawned gardens. At the rear there is a raised decked seating area off the double doors in the lounge with balustrades and from here a lovely view across the property's rear garden and surrounding Shropshire countryside can be enjoyed. Off here are sweeping lawns, mature hedging to both side and rear elevations providing privacy, well established beds and borders with an array of mature shrubs, plants and trees. A productive vegetable section with 11 raised beds, a covered barbeque and seating area, decked area, garden shed and greenhouse. Whilst at the bottom of the garden there is a garden store. Sitting at the side of the property further lawned gardens intersperse with a good selection of fruit trees that include apples, pear, damson and cherry. There is then a working area with a further garden shed and a large detached cabin having double glazed windows, double opening doors to 3 elevations and a pellet stove. This space provides excellent homeworking/hobby space. There is a large established border with trellis work which breaks the front and side gardens.







### Local Authority:

Shropshire Council, tax band - E

### Services:

Mains electricity, mains water, private drainage system, oil fired heating to radiators along with woodburning stove in the lounge. Windows are upvc double glazed. Broadband speeds: the current vendors receive an average of 20Mbps with SWS broadband, higher speeds may be available. Flood Risk – Very Low.

### 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](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://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

From Ludlow proceed on the A49 North turn right onto the B4365 over Ludlow racecourse. Turning left to Ludlow Golf Club just before the clubhouse, turn right and continue along this lane for approximately 2.5 miles and the property will be found on your right. If you reach the phone box you have gone passed the property. What 3 words: Magically .Label .Cone







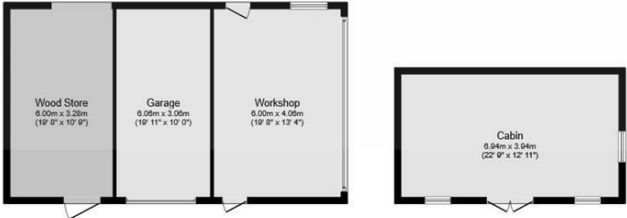




Floor Plans



Floor area 146.6 m<sup>2</sup> (1,578 sq.ft.)



Floor area 90.4 m<sup>2</sup> (973 sq.ft.)

**TOTAL: 237.1 m<sup>2</sup> (2,552 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.