



SAMUEL WOOD

94 Green Lane, Onibury, Craven Arms, Shropshire, SY7 9BL

Asking Price £475,000



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Onibury, Craven Arms, Shropshire, SY7 9BL



- 3 bedroom detached country cottage
- Backing onto open farmland
- Garage and driveway parking
- Viewing highly recommended
- Rurally located off a lane
- Grounds extending to ½ an acre
- Characterful accommodation

This delightful extended and detached country cottage sits in a rural location on a quiet lane backing onto open farmland with cottage gardens extending to ½ an acre to include driveway parking and detached garage. Accommodation full of charm and character, benefitting from oil fired heating, all double glazing and solar panels to characterful accommodation that includes; Entrance Porch, Entrance Hall, Living Room with inglenook fireplace, Kitchen / Breakfast Room, Dining Room, Rear Hallway, Pantry and Utility Room. On the First Floor there are 3 good sized Bedrooms all with fitted wardrobes and Bathroom. A viewing of this delightful home is highly recommended EPC rating D



The property sits in a rural location on a lane on the outskirts of Onibury village which has an active community and includes a Village Hall, Public House and Junior School. Onibury sits midway between historic Ludlow which is renowned for it's architecture, culture and festivals and the well serviced town of Craven Arms. The whole is more particularly described as follows:

Front door

opens into

Entrance Porch

with window to frontage and quarry tiled floor, upper glazed door into

Entrance Hallway

with tiled floor. Ledge and braced doors then lead off to the accommodation comprising of

Living Room 15'10" x 15'8" (4.84m x 4.78m)

which is full of character with a beamed and timbered ceiling, feature stone fireplace with heavy beam over and flagstone hearth, former bread oven feature and Clearview wood burning stove. There are 2 windows to front elevation and further window to rear, tiled floor matching that of the hallway. Door then into useful understairs storage with window to rear elevation and tiled floor.

Kitchen / Breakfast Room 12'4" x 10'0" (3.77m x 3.07m)

with window to frontage, tiled floor, range of matching units with cream coloured fronts, heat resistant work surfaces and tiled splash backs, deep glazed 1½ bowled sink unit, planned space for electric cooker with extractor positioned above, room for small table and chairs and room for a fridge freezer. Opening then through into



Dining Room 10'9" x 10'9" (3.30m x 3.28m)

with window to frontage and double French doors out onto the garden, tiled floor matching that of the kitchen and ample room for large table and chairs

Rear Hallway

with door to rear garden, doorway into Pantry Cupboard with window to rear, shelving and further door into

Utility / Cloakroom 16'11" x 4'11" (5.17m x 1.50m)

with 2 windows to rear elevation, tiled floor, deep glazed sink unit with a range of cupboards, heat resistant work surface, space and plumbing for a washing machine, room for a dryer, wc in white and also housed here is the Grant oil fired boiler which heats domestic hot water and radiators

First Floor Landing

with 3 windows to rear elevation enjoying this view across open farmland

Bedroom 1 and Dressing Room 16'0" x 11'8" (4.89m x 3.56m)

with double doors into large wardrobe with hanging rail and shelf, window to rear elevation with this fine view. Opening to Bedroom with windows to both front and side elevations

Bedroom 2 12'5" x 11'11" (3.80m x 3.65m)

with window to frontage and fitted wardrobe cupboards with hanging rail and shelf and feature chimney breast

Bedroom 3 12'0" x 7'10" (3.68m x 2.40m)

with window to frontage and double doors into wardrobe cupboard with hanging rail and shelf

Bathroom 10'1" x 9'5" (3.08m x 2.88m)

with window to frontage, suite in white of wc, pedestal wash hand basin and panelled bath with shower attachment, tiled surround and double doors into the airing cupboard housing the hot water cylinder and shelving

Outside:

The property sits on a quiet lane and is accessed through double opening gates onto a bricked driveway providing parking and a detached garage with electrically operated shutter door, concrete floor, light and power fitted and window to side. The plot extends to half an acre with the larger areas of garden sitting to both sides of the cottage. On the driveway side and off the driveway are lawned gardens, well established flowering borders and the lawns are interspersed with mature trees to include fruit, a productive vegetable section, composting and a lawned pathway then leads as the garden narrows to its' tip. Sitting at the rear of the cottage there is a flagstone pathway, low retaining wall, beautiful and mature flowering beds. To the other side of the cottage there is a detached stone potting shed, further paved area off the double doors from the dining room, flowering borders and this in turn leads onto a second lawned garden with a large apple tree. At the bottom of the lawn there are further flowering borders, a pond and a coppice with some mature trees. The property backs on to open farmland at the rear and has mature hedging to elevations aiding privacy.

Services:

Mains water, private drainage, oil fired heating to radiators and wood burner in the living room. The property also benefits from solar panels which bring in an income of around £1500.00 per annum. The boiler was replaced in September 2022.





Agents Note:

The property is freehold and sits in a plot in total of ½ acre of which 0.13 of an acre is on the freehold title. A 999 year lease is on the remainder of the garden at a rent of £1.00 per year from the local estate. A copy of the lease is available from the agents.

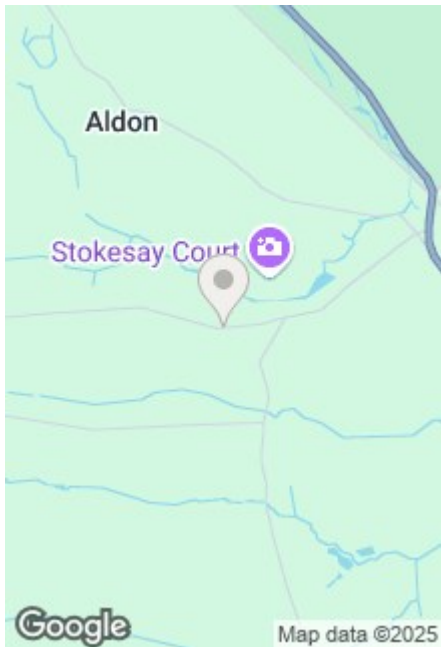
Viewings

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.



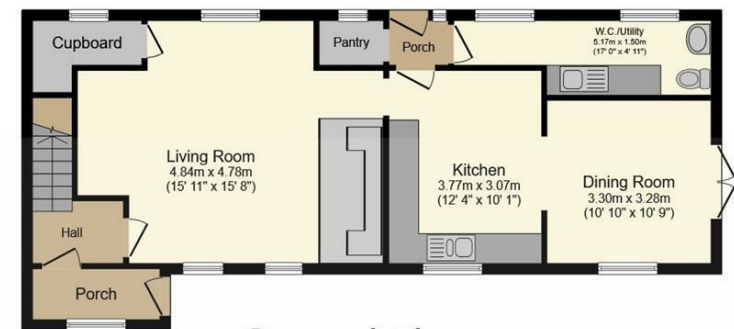
Directions

From Ludlow proceed North on the A49 towards Craven Arms. Before you get to the railway crossing at Onibury you will see a lane on your left hand side, signed posted Clungunford, Travel along the lane for about 1/2 mile and bear left, then take a right turn up the hill, No.94 is the first house on the right hand side.









Ground Floor

Floor area 69.4 m² (747 sq.ft.)



First Floor

Floor area 66.5 m² (715 sq.ft.)

TOTAL: 135.8 m² (1,462 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

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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

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