



SAMUEL WOOD

1 Mill Cottages, Chapel Lawn Road, Bucknell, Craven Arms, Shropshire, SY7 0AR

Asking Price £179,000



This 2 bedroom end terraced stone cottage sits in a lovely rural setting with a fantastic open aspect to its front elevation to woodland yet a short walk into this village centre with an excellent range of facilities. The property sits on a generous size plot and accommodation includes Entrance Hall, Living Room with wood burner, Kitchen, Bathroom and separate wc, First Floor Landing and 2 Bedrooms. No onward chain. EPC rating F

- 2 Bedroom end terraced stone cottage
- Edge of village location
- Rural view to frontage
- Good range of services in Bucknell
- Generous garden
- No onward chain

The property sits on the edge of Bucknell village, enjoying facilities to include Garage, Public House, Butchers, Heart of Wales Railway Station, Church, Junior School and an Active Community.

Upvc door opens into

Rear Hallway

With quarry tiled floor

Kitchen

Having window to side, range of matching units to include base cupboards, wall cupboards and drawers, Stainless steel sink unit, electric hob with electric oven below. There is an integrated fridge, space and plumbing for a washing machine. Door into shelved pantry cupboard.

Sitting Room 14'4" x 11'3" (4.37m x 3.44m)

A charming room with 2 windows to front elevation, ceiling beam and a most attractive stone fireplace with brick arch flagstone hearth and wood burning stove fitted. To either side of the chimney breast there are fitted cupboards and shelving.

Bathroom 6'6" x 7'7" (2.00m x 2.33m)

Having window to rear and a suite in white of pedestal wash had basin and panelled bath with shower screen, shower over, tiled splashbacks and tiled floor. Adjacent is a

Cloakroom 7'8" x 2'10" (2.34m x 0.88m)

With wc in white and tiled floor and window to rear side.

First Floor Landing

Having access to roof space, door into airing cupboard with lagged cylinder and shelving.

Bedroom 1 13'9" x 11'4" (4.20m x 3.47m)

Has window to frontage with a lovely rural outlook.

Bedroom 2 8'1" x 7'8" (2.48m x 2.36m)

Has window to side

Outside

The property is approached through double opening gates into the front garden, currently there is no driveway, but this could easily be established. The garden is enclosed by mature hedging and low fence to front elevation and this takes a lovely view over woodland. Stepping stone pathway leads to the front door and the garden is in the main laid to lawn with some mature trees and shrubs. There is a lawned garden sitting at the side of the cottage and this in turn leads to the rear where there are some mature trees.

Services

Mains electricity, mains water and drainage. Wood burner in the Living Room, Broadband speeds Basic - 16 Mbps, Superfast – 59 Mbps, Flood Risk – No Risk

Local Authority

Shropshire Council

Tax Band - B

Directions

As you come into Bucknell from the Brampton Bryan direction, go over the railway line taking the turn immediately on your left, follow this road through the village continuing into Chapel Lawn Road. Follow this road and the property will be found on the right hand side as indicated by the Agents For Sale sign, just before you leave the village.

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

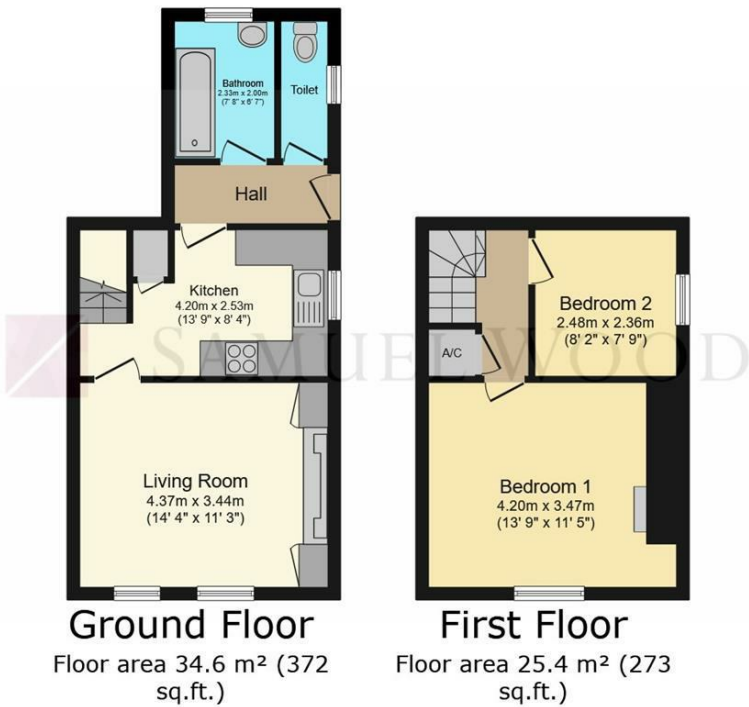
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

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Floor Plans



TOTAL: 60.0 m² (646 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

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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