



SAMUEL WOOD

Lower Penley Bache Mill, Diddlebury, Craven Arms, Shropshire, SY7 9JX

Asking Price £625,000



Lower Penley Bache Mill

Diddlebury, Craven Arms, Shropshire, SY7 9JX



- 3 Double Bedroom Detached House
- Immaculately Presented
- Well Appointed Garden
- Quiet Location
- 2 Reception Rooms
- Extensive Storage

Nestled in a beautiful rural setting, Lower Penley is a stunning modern home built by the current owners approximately eight years ago. Designed with a deep appreciation for the surrounding landscape, this property integrates indoor and outdoor living, offering a wonderful outlook that changes with the seasons.

The property features a spacious multifunctional kitchen-diner-family room with a walk-in pantry and wine store, a cloakroom, a large utility room, and an inviting sitting room. The main bedroom includes an en-suite and walk-in wardrobe, complemented by two additional double bedrooms, sharing a Jack and Jill bathroom, and a walk-in store/airing cupboard.

Outside, the well-appointed garden offers a peaceful space, and the generous driveway accommodates parking for four cars, along with an external boiler room and garden store. This exceptional home combines quality construction with modern comforts, making it a perfect choice for those seeking a modern rural lifestyle.



Oak Frame Covered Porch

leads into

Kitchen/Family Room

A fantastic multifunctional room. The Kitchen having a range of matching units to include base cupboards and drawers, quartz work surfaces and splash backs. There is a 1 ½ bowl sink and drainer unit, integrated dishwasher, 2 integrated fridges and wine cooler and 6-ring gas range cooker with extractor positioned above. The dining area seats up to 8 people and is perfect for entertaining. There is also a lovely family seating area looking out to the garden and surrounding countryside.

Walk In Pantry Cupboard

Providing a large storage space and access to a separate wine store.

Utility

having a range of matching units to include base cupboards with wooden work surface, Belfast sink, integrated freezer, planned space for washing machine and tumble dryer, windows to side elevation and door opening into the garden.

Cloakroom

having wc and wash hand basin to vanity cabinet with window to rear elevation



Sitting Room

having feature fireplace with Clearview wood burning stove fitted, fitted shelving and storage cupboards, 2 windows to side elevation and double opening doors into the garden.

Staircase rises to

First Floor Landing

having wall mounted radiator and Velux window to rear elevation

Bedroom 1

having wall mounted radiator, excellent walk-in wardrobe with shelving and hanging rails fitted, window to side elevations and double opening doors onto a Juliet Balcony with a fantastic view.

En Suite

having wc, wash hand basin to vanity cabinet, free standing bath and shower unit in a suite of white, tiled walls, heated chrome towel rail and window to the rear elevation

Bedroom 2

having wall mounted radiator, double opening doors to balcony, window to side and door into

Jack and Jill Bathroom

having wc, wash hand basin to vanity cabinet, free standing bath and shower unit in a suite of white, tiled walls, heated chrome towel rail, window to side elevation and door into storage cupboard

Bedroom 3 / Study

having wall mounted radiator and window to frontage

Walk-in Store Cupboard / Airing Cupboard

housing the hot water cylinder and having Velux window to rear elevation

Boiler Room

Accessed from the garden and houses the Worcester Bosch gas fired boiler and provides excellent storage space for garden equipment

Outside:

The property is approached by a gravelled driveway providing parking for up to 4 vehicles. The garden is mainly laid to lawn with a range of flower beds and raised vegetable beds to the side. There are various fruit trees, mature shrubs and plants and boundaries are made up of hedging.





Services:

Mains electricity, mains water, private drainage system.

LPG gas heating, underfloor heating downstairs, radiators upstairs. All windows are double glazed.

Broadbands speeds: Basic 9Mbps, Superfast 90Mbps. Mobile signal can be poor but Wifi Calling is excellent at the property. Flood risk: very low.

Local Authority:

Shropshire council, tax band - E

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

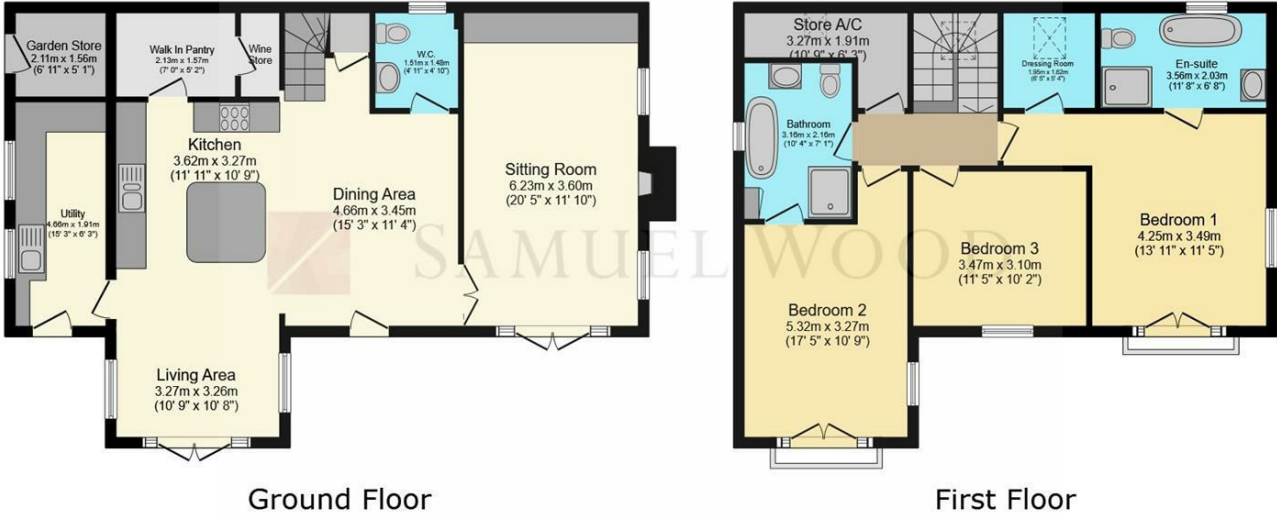
What3words ///agenda.airliners.twitchy







Floor Plans



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.