



Sunhaven, Pedlers Rest, Seifton, Craven Arms, Shropshire, SY7 9DB



## Sunhaven, Pedlers Rest, Seifton, Craven Arms, Shropshire, SY7 9DB

In need of updating this two bedroom detached bungalow, with an adjoining garage offers great potential. Located within the picturesque Corvedale, there are far reaching views to be enjoyed and the property is well screened from the road.

Craven Arms - 3.5 miles, Ludlow - 8 miles, Church Stretton - 11 miles, Bridgnorth - 16 miles, Shrewsbury - 24 miles, Much Wenlock - 13 miles, Kidderminster - 30 miles.  
(All distances are approximate).

### LOCATION

Seifton is within the sought after location of South Shropshire, Corvedale village on the B4368, just under 4 miles northeast of the small town of Craven Arms, nestled within the Shropshire Hills and an Area of Outstanding Natural Beauty. The area has an abundance of rural walks and bridleways and is in easy reach of Cardingmill Valley, Church Stretton and the Wrekin for the more ambitious hill walkers. The near-by market town Much Wenlock provides everyday amenities and shopping along with healthcare facilities, schools, sporting, leisure and social clubs. Further shopping can be found in Ludlow with it's renowned Food Centre and weekend markets.

### ACCOMMODATION

From the drive, a front door opens into the entrance hall with cloaks cupboard and doors off to the living areas. The through living room has windows to front, side and rear along with a door opening out into the garden. There is a central gas fire with space for a dining table. The kitchen is currently fitted with base and wall cupboards, sink unit and a window to the rear elevation. A door from the kitchen opens into the adjoining boot room with access to the garden and an integral door into the garage.

There are two double bedrooms and a family bathroom fitted with a WC, hand basin, bath, separate shower and an airing cupboard housing the central heating boiler.

### OUTSIDE

A driveway to the front provides off road parking with access to the garage and lawned fore garden being well screened from the roadside behind mature trees. Side access leads around to the rear where the garden backs onto neighbouring farmland with far reaching views.

### SERVICES

We have been advised by our client that mains water and electricity are connected. LPG gas central heating and private drainage. Verification should be obtained by your Surveyor.

### TENURE

We are advised by our client that the property is Freehold. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

### COUNCIL TAX

Shropshire Council.

Tax Band: D.

<https://www.gov.uk/council-tax-bands>

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

Viewings strictly by appointment only, please contact the BRIDGNORTH office.

### DIRECTIONS

From Bridgnorth take the A458 signposted towards Shrewsbury and Much Wenlock. Upon reaching Morville turn left opposite the primary school signposted Craven Arms on the B4368. Continue on this road for approximately 13.9 miles, through Hungerford, Aston Munslow and Corfton. Continue through where there will be a left hand turn to Ludlow (B4365), Sunhaven is located just a short distance beyond on the right hand side.

#### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

#### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

#### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

#### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

#### Worcestershire Office

01562 546969

[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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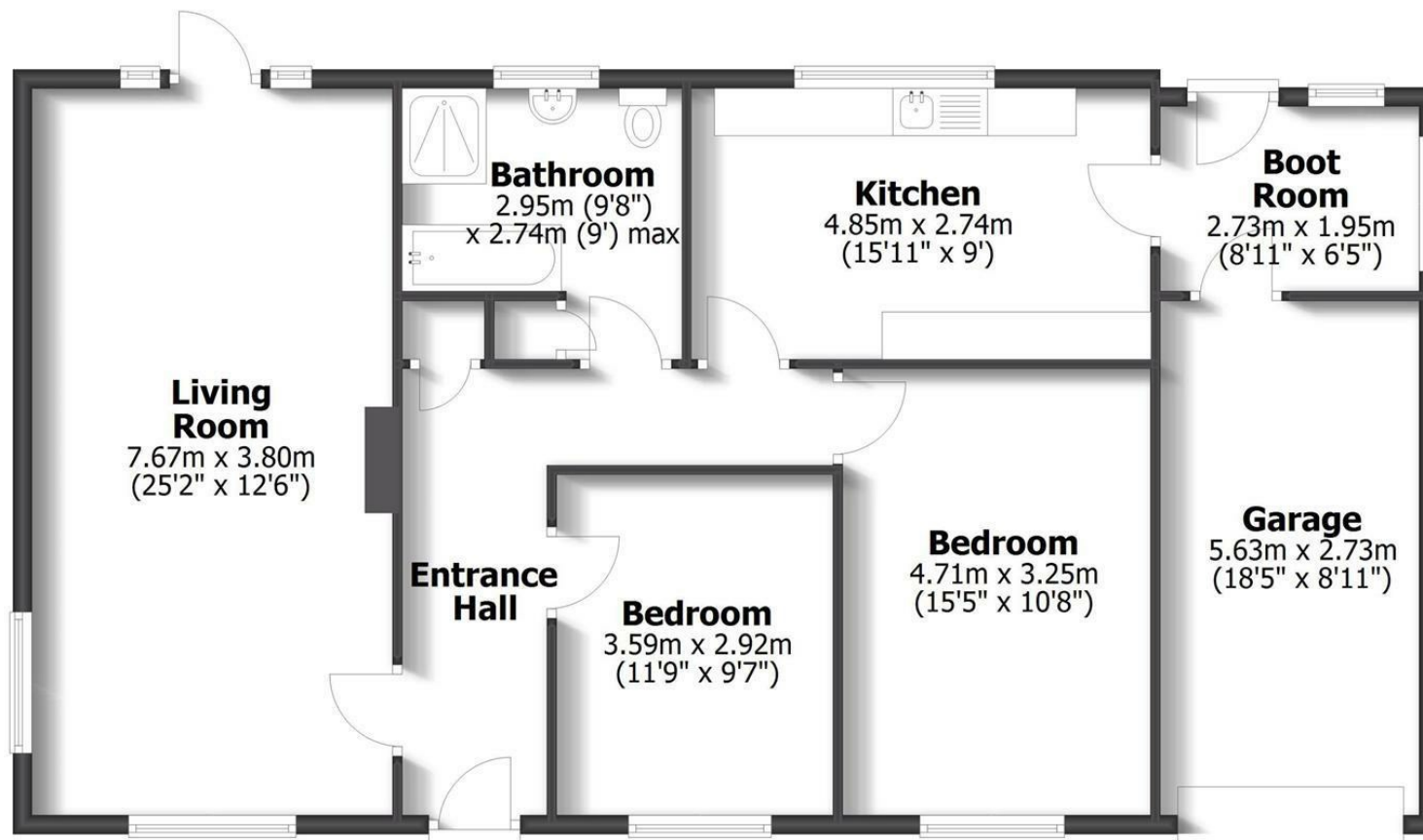
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## SUNHAVEN

SEIFTON, CRAVEN ARMS



Ground Floor

HOUSE: 960.0sq.m. 1,033.8sq.ft.  
GARAGE: 14.8sq.m. 159.6sq.ft.  
**TOTAL: 974.8sq.m.1,193.4sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



