



Holborn House, Dale Street, Craven Arms, SY7 9NY  
Guide Price £250,000

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# Holborn House Dale Street Craven Arms

This beautifully presented townhouse is situated in the popular town of Craven Arms and is within easy walking distance of the train station and local shops. Updated and refurbished by the current owners, yet still retaining many of the original features. Holborn House offers versatile four bedroom accommodation with three reception rooms and two bathrooms, there is a small courtyard garden with the property.

- Four bedrooms
- Three reception rooms
- Two bathrooms
- Bespoke wardrobes
- Courtyard garden
- NO ONWARD CHAIN

## Material Information

**Guide Price** £250,000

**Tenure:** Freehold

**Local Authority:** Shropshire council

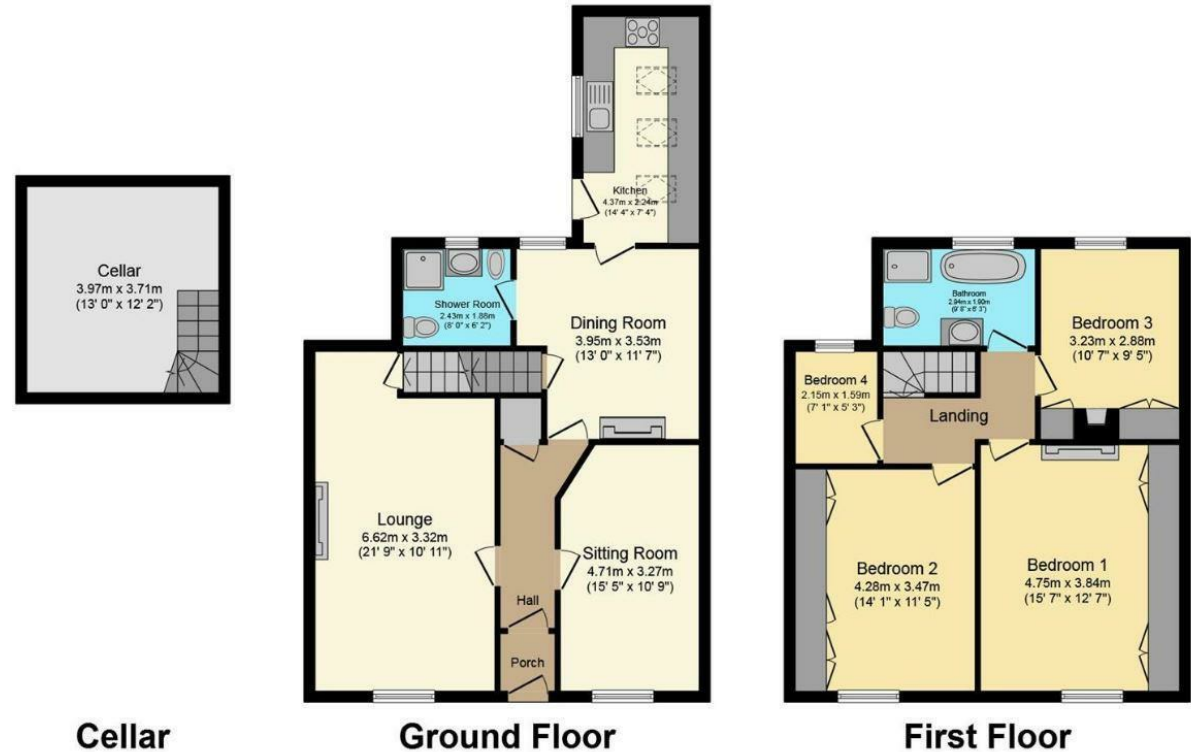
**Council Tax:** C

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

# Awaiting Energy Performance Certificate

Please note that the dimensions stated are taken from internal wall to internal wall.



*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

## Introduction

This beautifully presented townhouse is situated in the popular town of Craven Arms and is within easy walking distance of the train station and local shops. Updated and refurbished by the current owners, yet still retaining many of the original features. Holborn House offers versatile four bedroom accommodation with three reception rooms and two bathrooms, there is a small courtyard garden with the property.

## property description

The beautiful leaded and glazed front door opens into a light and bright entrance hall, with tiled flooring and feature stained glass door opening into a further hallway, with dado rail and hardwood flooring. The large drawing room is situated on the left hand side of the hallway and has a decorative feature fireplace. The window is to front aspect, there is a door to the rear of the drawing room with steps leading down to a cellar. The cellar is a dry room with both power and light, the second reception room is located to the right of the hallway and is an ideal family room or children's playroom with both wall lights and centre light, dado rail, decorative coving to the ceiling, front aspect window. At the rear of the hallway is the dining room with a curve top wooden door with feature fireplace, and window overlooking the enclosed courtyard garden. The kitchen is open to the dining room and is fitted with an extensive range of matching wood fronted floor and wall units with inset sink with hospital style mixer taps, there is an integrated dishwasher and space for a range cooker and fridge/freezer. A modern vertical radiator makes this modern kitchen have a very contemporary feel, the vaulted ceiling has three velux windows, and there is a further window over-looking the courtyard garden. Off the dining room is a door to a modern and recently refurbished shower room with pedestal wash hand basin separate shower cubicle, heated towel rail and tiling to both floor and ceiling. From the dining room the stairs lead to the first floor landing where you will find doors to all rooms. The principle bedroom is a very good size and has the benefit of a range of bespoke wardrobes, there is a feature fireplace and window to front elevation. Bedroom two is a further double bedroom with the window also facing front aspect. Bedroom three is to rear aspect and is a double bedroom. The fourth bedroom is currently used as a study with rear aspect. The family bathroom is beautifully done and has a roll top bath with ball and claw feet, hand basin inset on marble work-surface. Tiled flooring with under-floor heating, wall hung WC and walk-in-shower, there is an audio system with ceiling speakers to cover your voice as you sing in the shower. Wall hung towel rail.

## Garden

Outside there is an attractive courtyard yard with a high white washed wall offering seclusion and privacy, with pedestrian access to Newton Street.

## Services

All the main services are connected being electric, drainage and water, as well as mains gas.

Tenure Freehold

Council tax band C

## Location

The property is located in Craven Arms and is nicely tucked away from the hustle of the A49! Craven Arms is a small town in South Shropshire with a train station on the Heart of Wales line with access to the Welsh Marches railway line which links it north and south to the larger towns of Shrewsbury and Ludlow respectively. The town is enclosed to the north by the Shropshire Hills Area of Outstanding Natural Beauty, and to the south is the fortified manor house of Stokesay Castle.

Craven Arms is a market town for the surrounding rural area, with a number of shops, a supermarket and many commercial/light industrial businesses. It is also a visitor destination; being nearby to a number of attractions and being central for visitors to the area of outstanding natural beauty, it quite rightly describes itself as the "Gateway to the Marches".

## Directions

Follow the A49 towards Shrewsbury at the main roundabout in Craven take the second exit towards Shrewsbury, at the mini roundabout near Tuffins take the second exit along the corvedsle Road turn right into Market Street, and then take the first left into Dale Street, the property will be found on the right hand side.

## Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## DIRECTIONS



