



Holly Cottage, Craven Arms, SY7 9EP
Guide Price £550,000

Holly Cottage Craven Arms

This well presented family home has four bedrooms and two bathrooms, large eat-in-kitchen, and a wonderful entertainments barn, with open bays to enjoy a chilled evening drink whilst staying dry in the English weather. Manicured gardens.

- Detached House
- Four bedrooms
- Well presented accommodation
- Manicured gardens
- Garage
- Village location
- Useful open bay logia

Material Information

Guide Price £550,000

Tenure: Freehold

Local Authority: Shropshire

Council Tax:

EPC: (null)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property Description

The property is accessed through the front door, entrance hall, with doors leading to the integral garage, a further door opens into a large bright and airy inner hall with, quarry tiled flooring and stairs leading to the first floor, as well as doors to all the principle rooms. The large kitchen/dining/family room is located on the right of the entrance hall and has lino flooring, and beamed ceiling with inset lighting, together with a brick built feature wall, inset with London brick style porcelain tiles and a range cooker. Antique style plate rack to the left of the cooker. Bespoke floor units, with wooden oak work surfaces, deep-pan drawers and hospital style mixer taps, there is enough space in the kitchen for a six seat table and chairs, at the far end there is room for a large sofa. Casement doors to the garden are the finishing touch to this well laid out kitchen. Take the door at the end of the kitchen into a useful utility room with co-ordinating wall and floor units with wooden oak work surfaces, large Belfast sink, with mixer tap door to garden and space for both washing machine and tumble dryer/dishwasher. The drawing room, over-looks the garden, and has an inglenook feature brick fireplace, with oak mantle and inset wood burning stove, it is the sort of room where there is nothing better than put your feet up underneath you as you snuggle down for a winter evening watching the flames from the wood-burning stove. Also located on the ground floor is a shower room, with walk-in-shower, pedestal wash hand basin, bidet and low flush W.C.

Take the stairs to the first floor where you will find four generous bedrooms all with stripped wooden flooring. There is a bathroom with stripped wooden flooring panelled bath with telephone style mixer taps providing a hand held shower attachment, pedestal wash hand basin and low flush W.C., part tiled walls are the finishing touch

Outbuildings

There is a useful loggia with solar panels on the roof offering an open bay style with brick pillars, keeping you dry when the English weather has other ideas. There is ample storage and the potential to be changed into an annexe STPP. It should also be noted that in the house there is a very large attic which could also be used to create further internal accommodation

Gardens

The gardens are truly wonderful giving all year round colour with its mixed beds and borders. The gardens are fenced adding to the landscaped rear garden large area of lawn, and patio area

Parking

There is a double garage to the side of the property and further space outside for two visitors cars.

Services

Mains water and electric are connected.
Solar panels are a 4.27kw system that were installed approx 2021. There is a 8.1Kw battery storage (available for separate negotiation)
Oil fired central heating.

Location

Munslow is located in the mid-southern region of Shropshire. It borders the Shropshire Hills Area of Outstanding Natural Beauty. The nearest sizeable town is Craven Arms, its post town, at 7 miles' distance. Less than a mile to the southwest, also on the B4368, is the village of Aston Munslow, which also has its own pub, The Swan. Also within the wide, rural parish are the hamlets of Broadstone, Little London and Upper Millichope. Running through the village is the small stream called 'Corve Brook'; this flows into the larger River Corve to the south of the village. The Corvedale Three Castles Walk starts in Aston Munslow and goes through Munslow.

What3Words = ///spans.printer.earlobe

Agents Note

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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.

Directions

Leave Ludlow on the A49 northwards towards Craven Arms. After approx. 1 mile take the right-hand turn signposted B4365 Much Wenlock. Follow this road for 5 miles to the junction with the B4368 and turn right to Bridgnorth. Follow this road for nearly 2 miles and then take a left turn just before you reach The Swan Inn, Aston Munslow. The property is located directly on the right, a corner plot.

