



2, The Old Coach House, Bucknell, SY7 0AA
Offers In The Region Of £250,000

2 The Old Coach House Bucknell

This character barn conversion offers plenty of opportunities to create the perfect family home. The accommodation comprises of: living room, kitchen, converted attic space useful as an occasional bedroom/office, two bedrooms, en suite and bathroom benefitting from double glazing, a garden and off road parking.

- Detached barn conversion • Garden and parking • Village location with amenities •
- Character feature
- Two double bedrooms
- Garden and Parking
- NO ONWARD CHAIN



Total area: approx. 92.3 sq. metres (993.1 sq. feet)

Material Information

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Tenure: Freehold

Local Authority: Shropshire

Council Tax: A

EPC: D (56)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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 character barn conversion offers plenty of opportunities to create the perfect family home. The accommodation comprises of: living room, kitchen, converted attic space useful as an occasional bedroom/office, two bedrooms, en suite and bathroom benefitting from double glazing, a garden and off road parking.

Property Description

Through the front door into the entrance hall where all of the rooms lead off with terracotta flooring running through. Starting at the kitchen on the right with matching wall and base units exposed timbers and stone, with a window out to the front and a Velux for extra light. The living room, with French doors which open out onto the garden, has exposed timbers and a stone fireplace with wooden hearth. The barn has two double bedrooms with character timbers, one bedroom having an en suite with a ladder leading up to a converted attic space, which would be useful as an occasional bedroom or office, the other with an exposed stone feature wall. The bathroom continues with the period features, the white suite consists of a panelled bath, WC and wash hand basin, with neutral tiles and an airing cupboard.

Garden and Parking

To the side of the property there is currently an enclosed gravelled garden where the oil tank is located with additional garden, two outside sheds and off road parking

Services

The property is connected to mains electricity mains drainage and oil heating.

Tenure Freehold

Council Tax Band A

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

From Ludlow proceed North on the A49 turning left after 2 miles at Bromfield towards Leintwardine, over the bridge in Leintwardine then turn right towards Knighton. Take a right off the main road into the village of Bucknell and at the level crossing turn left and continue to the centre of the village where you will see a telephone box and a large Oak tree, turn in to Dog Kennel Lane and take the first entrance on the left where

