



Caractacus, Chapel Lawn, Bucknell, SY7 0BW  
Offers In The Region Of £400,000

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# Caractacus

## Chapel Lawn, Bucknell

This beautiful four bedroom and two bathroom, whitewashed stone and cavity brick detached house, is set in the sought after hamlet of Chapel Lawn. Surrounded by countryside with a meadow garden, internal viewing is highly recommended.

- Picturesque Village Setting
- Tranquil Location
- Four Bedrooms,
- Bathroom, additional WC
- Large Lounge and Conservatory
- Meadow Garden with Outbuildings
- Beautiful Countryside Views

### Material Information

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Tenure: Freehold

Local Authority: Shropshire

Council Tax: E

EPC: (null)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 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

Welcome to Caractacus, a rare example of a Shropshire longhouse, located in the peaceful village of Chapel Lawn, near Bucknell. This is an unspoiled, welcoming property offering the opportunity for the right purchaser to create a meaningful and beautiful home.

Caractacus is one of the oldest houses within the sought after hamlet of Chapel Lawn, nestled in the Redlake Valley and set within the beautiful Shropshire Hills, a designated area of outstanding natural beauty.

The area offers a peaceful rural lifestyle while being conveniently close to the towns of Clun and Knighton, providing access to local amenities, shops, and Schools, and less than 4 miles from the railway station at Bucknell.

## Property Description

Upon entering the property through the covered wooden porch, you are greeted by a spacious lounge, featuring a fireplace with clearview wood burning stove, perfect for cosy evenings. Ceiling beams and uprights adorn this lovely south facing room.

From the lounge you take the glassed paned door, leading into the rustic country kitchen, which has the original quarry tiled flooring, and a mixture of free standing and fixed units. In front of the window a deep Belfast sink is inset into bespoke carpenter built pine cupboard unit and on the other side of the kitchen counters have been built with storage space and under counter fridge, and electric cooker.

Vintage shutter doors lead to the dining room / conservatory, with views from every window overlooking the garden and open countryside.

From the lounge is a further area currently used as utility and a bathroom which is adjacent to the large downstairs bedroom.

Upstairs

Take the stairs to the first floor, to the right of the landing is a further double bedroom with views to both front and rear over open countryside. On the left of the large open plan landing are two further bedrooms and a newly installed shower room.

## Gardens and Parking

The gardens surround the property and are laid out as a meadow garden, with mature apple trees and an abundance of wild flowers, birds and wildlife. The front of the house is south facing and enjoys views to the hill fort of Caer Caradoc.

The countryside is to the front and rear of the property offering seclusion, and a wonderful backdrop to watch the seasons change. There is a large carport to the front, with a small workshop tucked away at the end. There is ample parking on the drive for 3+ vehicles as well as the carport.

## Services

We understand mains electricity and mains water are connected. Solid fuel central heating, wood burner to lounge, and recently installed private sewage treatment plant and drainage. Solar panels on the south facing roof are fitted with feed-in tariff which will pass over to the new owner.

Broadband Speeds  
Basic - 2 Mbps

## Location

Chapel Lawn is a small village in southwest Shropshire, England, nestled within the Redlake Valley, some three miles south of the small town of Clun. Chapel Lawn lies in an Area of Outstanding Natural Beauty bounded to the north by Bryneddin Wood, an ancient deciduous wood, part of which is owned by a local community group and actively managed for conservation. To the south is the hill, Caer Caradoc on top of which can be found a fine Iron Age fort where skylarks abound.

There is a thriving village hall in the centre of Chapel Lawn offering, art classes, talks, films and a pop up pub, run by and for the local community.

The area has many fine walks with spectacular views across Shropshire and right into West Wales. If you wish to explore the local area when viewing the property walkers are free to leave their cars at the village hall car park.

## Agents note

The property is in need of updating, although it is habitable and in a glorious location.

## DIRECTIONS

Leave Ludlow north on the A49, at Bromfield turn left towards Leintwardine and Bucknell. Go through Leintwardine and follow this road through Brampton Bryan. You will then come to a turning for Bucknell on your right. Take the left turning after the train track and follow this road 3.6 miles and the driveway will be on the right hand side after the School House B&B.



