



Sarn, Bucknell, SY7 0AL  
Offers In The Region Of £450,000

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# Sarn, Bucknell

Situated in the picturesque village of Bucknell, this well-presented property offers a rare opportunity to acquire a spacious and versatile home in a tranquil rural setting. Located amidst beautiful countryside, this property is perfect for those seeking peace, privacy, and a strong sense of community, yet remains within easy reach of local amenities.

This charming home has been meticulously maintained and is offered in excellent condition throughout. With a flexible layout, ideal for family living, downsizers or those wanting a country residence, Sarn blends modern comforts with traditional character.

## FEATURES

- 4 / 5 Bedroom Modern Chalet Bungalow
- 2 Bathrooms, 3 Reception Rooms
- Open-Plan Kitchen / Diner
- Lounge and Conservatory
- Beautifully Presented Throughout
- Village Location
- Garage with Gated Driveway Parking for Multiple Vehicles
- Landscaped Gardens
- Rural Countryside Views
- No Onward Chain

### Material Information

**Offers In The Region Of** £450,000

**Tenure:** Freehold

**Local Authority:** Shropshire Council

**Council Tax:** D

**EPC:** D (60)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Introduction

Welcome to Sarn, this charming and versatile home offers a peaceful countryside lifestyle with stunning views of the Shropshire Hills National Landscape (formerly Shropshire Hills Area of Outstanding Natural Beauty). The property offers modern conveniences and a popular sought-after location, close to Bucknell railway station and major road networks, offering easy access to Knighton, Ludlow, Shrewsbury, and Hereford. Enjoy the perfect blend of modern living and countryside charm, ideal for families, couples, or those looking to enjoy the beauty of Shropshire's countryside. The property boasts spacious accommodation, a large private garden, single garage, gated off-road parking, and stunning views of the surrounding landscape.

## Property Description

Sarn is approached via a gated gravel driveway to a useful covered porch. The welcoming entrance hall provides access to all principal ground floor rooms. A spacious double bedroom is immediately to your left, ideal as a guest room, children's bedroom or may be re-purposed as a reception room or study, with views over front garden. The modern shower room has a suite in white comprising shower enclosure, pedestal washbasin and W.C. For added convenience, the adjacent cloakroom comprises a pedestal washbasin and low-flush W.C.

The heart of this home is the spacious open-plan kitchen / diner, fitted with a range of modern units, integrated appliances and ample dining space. Dual aspect windows overlook the front garden and side aspect bringing in an abundance of natural light. The adjacent utility room provides space and plumbing for washing machine and space for further appliances. The dining area offers ample space for table and chairs, the double sided wood burning stove serves both the kitchen / diner and living room. The bright and airy living room features a wood burning stove, double-glazed windows to side and rear aspects offering views over the garden and French doors opening to the patio.

The property features four well-proportioned bedrooms, with an option for a fifth bedroom or study / home office, offering flexibility for family life or home working. Bedrooms 1 and 2 benefit from built-in wardrobes, Bedrooms 3 and 4 are situated on the first floor, these rooms share access to the house bathroom with suite in white comprising double ended bath, vanity unit inset washbasin and low-flush W.C. The first floor also benefits from a large storage cupboard and storage to eaves.

The rear porch provides access to the garden and conservatory, of low wall and uPVC construction, this space gives views over the garden with French doors opening out to a graveled seating area with space for table and chairs.

## Outside

The beautifully maintained gardens offer a private oasis, with well-manicured lawns, established flowerbeds, and a sunny patio area. Ideal for outdoor entertaining, this space captures the beauty of the surrounding landscape. Steps lead down from the patio, to an area laid to lawn, leading on to the edge of the River Redlake which flows past the end of the garden. A versatile outbuilding is situated on the property, along with a shed to the side offering ample storage or the possibility of repurposing for various uses.

## Location

Located in the peaceful village of Bucknell, Shropshire, this property enjoys the best of both worlds - a tranquil rural lifestyle with excellent access to nearby towns such as Knighton (6 miles) and Ludlow (14 miles). The area is renowned for its stunning countryside, making it perfect for outdoor enthusiasts with opportunities for walking, cycling, and nature exploration. The village of Bucknell benefits from local amenities including Petrol Station with forecourt shop, Butchers and a public house.

## Broadband Speeds

Estimated Speeds - Basic: 16 Mbps | Superfast: 44 Mbps





## Services

We understand the property benefits from mains electricity, mains water, mains drainage and air source heat pump. Windows are double glazed, wood burning stove to dining area and living room.

## Local Authority

Shropshire Council

Council Tax Band: D

## Tenure

We understand the property is freehold.

## 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 £12 + VAT per purchaser, in order for us to carry out our due diligence.

## Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874 450

Email: [ludlow@cobbamos.com](mailto:ludlow@cobbamos.com)



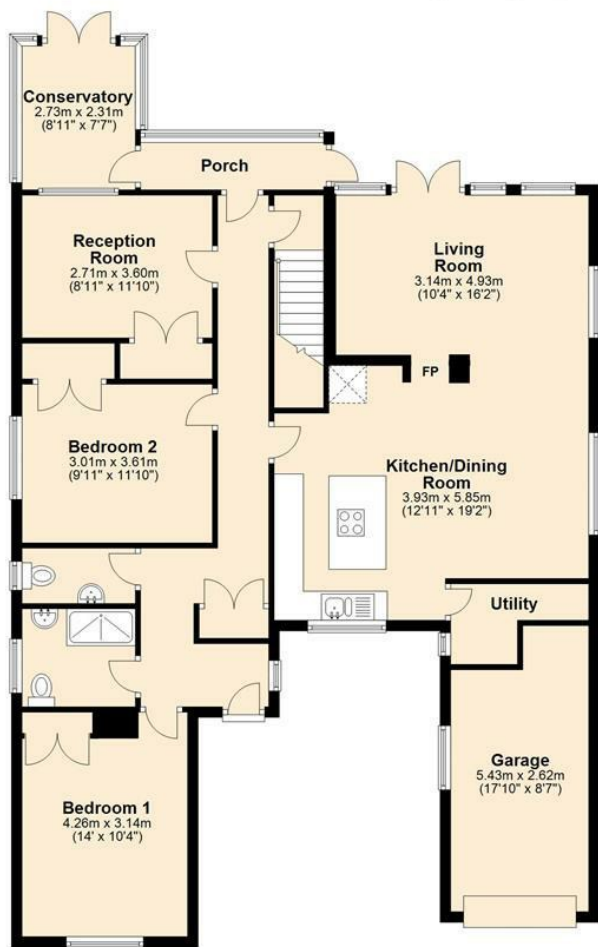
## DIRECTIONS

From the train station in Bucknell, take the turning sign posted Chapel Lawn and follow this road for 0.8 miles, the driveway for Sarn will be on the right hand side identified by the agents For Sale board.





**Ground Floor**  
Approx. 144.3 sq. metres (1553.0 sq. feet)



**First Floor**  
Approx. 49.9 sq. metres (536.6 sq. feet)



Total area: approx. 194.1 sq. metres (2089.6 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

*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.*

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