



5, Tipton Lane, Craven Arms, SY7 0LN  
Price £435,000

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## 5, Tipton Lane Craven Arms

5 Tipton Lane is a delightful semi-detached cottage sitting in the heart of the sought-after village of Leintwardine. Steeped in character, this property offers the perfect blend of traditional charm and contemporary comfort.

Set along a quiet country lane, the home benefits from generous gardens and off-road parking, making it ideal for families, professionals seeking a tranquil retreat, or those looking for a country bolthole.

### FEATURES

- Charming 3-Bedroom Semi-Detached Cottage
- Tastefully Modernised and Extended
- Full of Character and Charm
- Landscaped Garden
- Peaceful Village Location in Historic Leintwardine
- Off-Road Parking
- Excellent Access to Ludlow & Herefordshire Countryside
- No Onward Chain

### Material Information

**Price** £435,000

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** D

**EPC:** E (44)

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		72 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



## Introduction

This semi-detached three bedroom cottage has recently been refurbished throughout with modern fixtures and fittings, yet retains many charming features. Sitting in a central location within the popular village of Leintwardine, with a large enclosed garden and off road parking. The accommodation comprises: entrance hall, living room, kitchen/dining room, cloakroom, three bedrooms, two en-suite and a family bathroom.

## Property Description

The property is entered via a wooden front door, which opens into a welcoming entrance hall providing access to all ground floor rooms and the staircase to the first floor. The generously proportioned living room is a superb space, full of charm and character, featuring exposed beams, dual-aspect windows, wood burning stove set in a feature fireplace that creates a warm, homely atmosphere. A useful understairs storage cupboard is also located here.

To the rear of the property, the kitchen/dining room beautifully blends character features with modern touches. It is fitted with contemporary matching wall and base units, along with an integrated dishwasher and a large fridge/freezer. There's ample space for a Range-style cooker and washing machine, while a large dining area comfortably accommodates a sizeable table, making this an ideal setting for family meals and entertaining. Two large windows overlook the attractive landscaped garden, with double doors leading directly outside. From the kitchen/dining room, a door leads into bedroom 1, a spacious double bedroom

with the advantage of a large en-suite shower room.

Stairs rise to the first floor, where there are two further double bedrooms, an en suite, and a family bathroom. Bedroom 2 is particularly impressive, accessed through the family bathroom, with exposed beams and a stunning vaulted ceiling. Bedroom 3 is also a well-proportioned double, neutrally decorated, with a dual aspect and its own en suite shower room. The family bathroom is fitted with a classic three-piece white suite, including a beautiful freestanding roll-top bath. This bathroom could serve as a luxurious en suite for bedroom 2 if desired.

## Outside

The property sits within a generous plot, with mature gardens to the front and rear featuring lawns, flower borders, and established shrubs. The rear garden is particularly private, offering a peaceful outdoor space for relaxing or entertaining. A block paved driveway provides ample off-road parking and walkway to the front door.

## Services

All mains services are connected to the property.

## Location

Leintwardine is a charming and historic village on the Herefordshire/Shropshire border, renowned for its riverside walks, historic pubs, and active community. The nearby market towns of Craven Arms and Ludlow offer a wealth of amenities, schooling options, and transport links, including direct rail services and access to the A49.

## Broadband Speeds

Basic: 19 Mbps | Superfast: 80 Mbps









## Local Authority

Herefordshire 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 £24 Inc. 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 Ludlow proceed in a northerly direction along the A49. After about two miles turn left on the A4113 signposted Knighton/Leintwardine. On entering the village, turn on to Watling Street the property can be found on the left hand side.



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Total area: approx. 176.5 sq. metres (1899.5 sq. feet)

*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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