



Bergamot, Bucknell, SY7 0AL  
Offers In The Region Of £425,000

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# Bergamot

Bergamot offers an exceptional contemporary countryside home in one of South Shropshire's most desirable rural villages. Set well back within its expansive grounds, the property enjoys privacy, space, and a quiet outlook, ideal for buyers seeking a relaxed lifestyle with room to grow.

Inside, the accommodation is generous and well arranged, with a bright lounge, sitting/dining room, fitted kitchen, two good-sized bedrooms, and a house shower room. The footprint, plot size and layout give enormous scope for modern versatile living.

## FEATURES

- Substantially Extended Detached Bungalow
- Beautiful Private Plot of Approx. 0.42 Acres Running Down to the River Redlake
- Magnificent Lounge with Sliding Doors and Garden Views
- Sitting / Dining Room
- Kitchen with Breakfast Room and Large Front Conservatory
- Two Double Bedrooms with Fitted Wardrobes
- Extensive Driveway, Garage, Greenhouses and Sheds
- Exceptional Landscaped Gardens with Ponds, Terraces, and Multiple Seating Areas

### Material Information

**Offers In The Region Of** £425,000

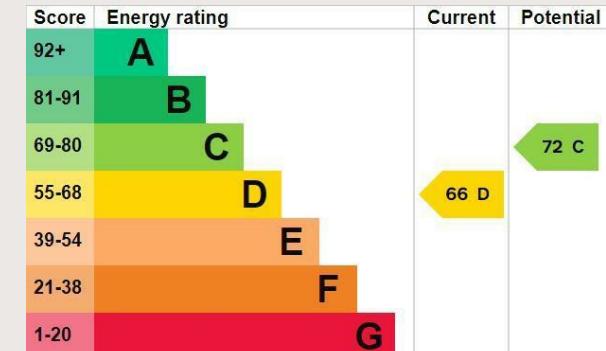
**Tenure:** Freehold

**Local Authority:** Shropshire

**Council Tax:** D

**EPC:** D (66)

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



## Introduction

A charming detached mid-20th century bungalow, offering spacious accommodation and a generous plot including outbuildings, in the sought-after village of Bucknell.

## Property Description

The property is entered through a welcoming reception hall which provides access to the roof space and benefits from three generous built-in storage cupboards. From here, the accommodation flows naturally into the main living spaces.

The lounge is a standout feature of the home: bright, spacious and designed to make the most of the garden views, with two sets of sliding doors opening directly onto the rear garden. An engineered oak floor runs throughout, complemented by an attractive brick fireplace housing a multi-fuel stove. Adjacent to this is the dining room, a versatile second reception space featuring a stone fireplace with inset multi-fuel stove. It works well as a formal dining room or could serve as a secondary sitting room.

The kitchen is fitted with matching light coloured units, heat-resistant worktops and hard flooring, it is equipped with built-in appliances including oven with gas hob (LPG bottled supply) with extractor over. An opening leads into the breakfast room, a light-filled social space with vaulted ceiling and large windows, ideal as an informal dining area / breakfast room or it could be repurposed as a hobby space. Discreet built-in cabinetry provides plumbing and provision for a washing machine and dryer, and houses the Worcester Bosch combi boiler. A cloakroom with WC and wash basin sits off this area.

There are two bedrooms, both well-proportioned. Bedroom one includes built-in mirror fronted wardrobes along with further storage cupboard, while bedroom two is a comfortable double room with a built-in wardrobe that enjoys direct access into the conservatory. The conservatory itself is a generous, versatile room positioned at the front of the property, featuring a tiled floor,

UPVC construction and excellent natural light, perfect for use as a morning room, studio or quiet retreat. The accommodation is completed by a shower room fitted with a WC, wash basin, large shower enclosure with electric shower fitted and tiled splash areas.

## Outside & Grounds

Bergamot's gardens are a true highlight of this property, beautifully arranged, thoughtfully landscaped and bursting with colour and character.

The property is approached via double gates opening onto a wide gravel driveway with parking for numerous vehicles, plus a concrete parking area in front of the timber garage. Additional outbuildings include two substantial sheds and two greenhouses.

The front garden is a private lawned area screened by mature hedging, fruit trees, raised beds and an extensive vegetable area with soft-fruit section. The side and rear gardens feature a series of beautifully designed spaces including flagstone terraces for entertaining, seating areas off the dining room, stone-edged pond with waterfall feeding into a second pond, raised deck with garden views, mature borders, shrubs, trees and a distinctive weeping willow. A peaceful seating spot at the very bottom of the garden overlooks the River Redlake.

The plot extends to approximately 0.42 acres, offering exceptional outdoor living opportunities.

## Location

Bucknell is a charming village surrounded by rolling Shropshire countryside. It offers everyday essentials including a village shop, pub, primary school and railway station on the scenic Heart of Wales line. Larger market towns are easily reached, making this a superb location for those wanting rural calm without losing practical connections.

## Broadband Speeds

Estimated Broadband Speeds - Basic 16 Mbps | Superfast 44 Mbps



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## Services

We understand mains electricity, mains water and mains drainage are connected. LPG gas to kitchen hob, oil-fired central heating to radiators, plus two multi-fuel stoves. UPVC double glazing throughout.

## Flood Risk

Rivers and the sea: Very Low.

## Local Authority

Shropshire Council

Council Tax: Band: D

## 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

Bergamot offers an opportunity to own a charming and versatile home in a highly desirable village location. Brimming with charm, its prime location makes it an ideal choice for buyers seeking both peace and quiet, and convenience in the heart of the countryside.

Viewings arranged by appointment, please contact Cobb Amos Ludlow on: -

Tel: 01584 874 450 Email: ludlow@cobbamos.com

## DIRECTIONS

We recommend using What3Words, navigate to: - //tonal.resemble.hoot





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### Ground Floor

Approx. 171.5 sq. metres (1846.2 sq. feet)



Total area: approx. 171.5 sq. metres (1846.2 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.

# COBB AMOS

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