



SAMUEL WOOD

3 Long Row, Lower Down, Lydbury North, Shropshire, SY7 8BB

Offers In The Region Of £350,000



# 3 Long Row

Lower Down, Lydbury North, Shropshire, SY7 8BB



- Beautifully Presented Cottage
- Peaceful Rural Location just 3 miles from Lydbury North
- Extensive Plot & Parking For Three Vehicles
- Landscaped Gardens with Ponds
- Electric boiler and Thermal Store - Fossil fuel free!
- Recent Renovation
- Four Generous Sized Bedrooms
- Outdoor Studio
- Open Plan Kitchen Diner
- EPC Rating E

Samuel Wood is delighted to offer for sale this beautifully presented home just 3 miles from Lydbury North. The much improved cottage offers ample charm along with ecological living, set in an extensive plot of 0.16 Acre with delightfully maintained gardens providing gorgeous rural views, parking for three vehicles and an outdoor studio. Three generous sized bedrooms, along with a converted loft space make this property an attractive proposition for families. Renovation work includes new windows, roof, doors, insulation, solar panels and flooring. Viewing is highly recommended by the selling agent.

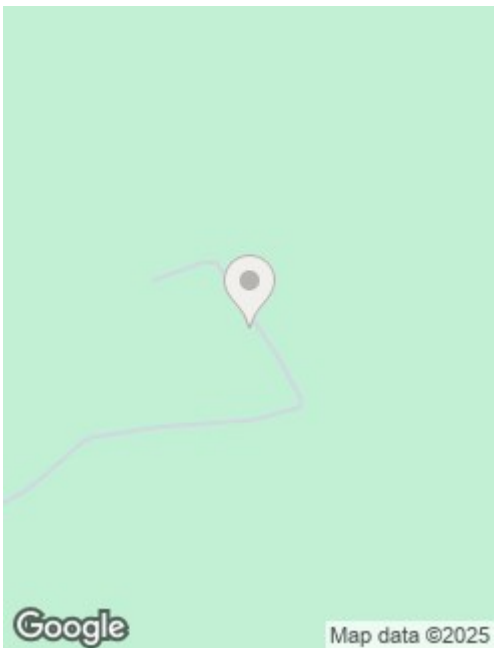
Three Long Row presents an inviting ground floor, boasting a cosy yet spacious layout perfect for both relaxation and entertainment. The focal point is a well-appointed living room, offering a warm ambiance with the log burner complemented by countryside views streaming through the large windows. An open plan kitchen equipped with essential amenities including wood burning stove with central heating and hot water, while a dining area facilitates gatherings with loved ones. Additionally, the ground floor features convenient access to the extensive gardens, providing a seamless transition between indoor and outdoor living spaces.

Ascending to the upper floors unveils the comfortable accommodations of this 4-bed terraced cottage. The first floor hosts generously-sized bedrooms, each offering serene vistas of the surrounding countryside. A family bathroom ensures convenience and comfort for residents and guests alike. There is also a thermal store with capacity for a heat pump. Moreover, the converted attic serves as a versatile space, ideal for a home office, playroom, or additional bedroom, catering to diverse lifestyle needs with ease.

Outside, "Three Long Row" continues to impress with its outdoor amenities and scenic surroundings. Parking for up to three cars ensures practicality for residents and visitors. The expansive gardens provide a tranquil retreat, with a small and large pond to the front offering ample space for outdoor activities and relaxation amidst nature's beauty. An outdoor studio, complete with a log burner, offers a charming setting for creative pursuits or moments of quiet contemplation, further enhancing the allure of this delightful countryside abode.







## Directions

Services: We understand that the property has solid fuel heating, solar panels, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 16 Mbps.

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

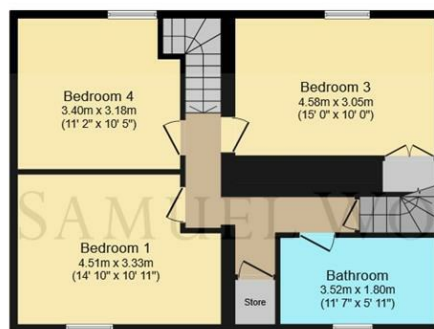
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



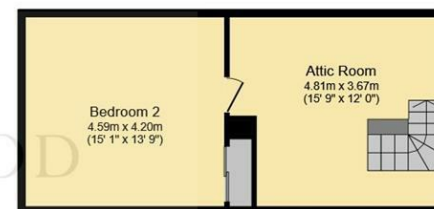




**Ground Floor**  
Floor area 62.9 m<sup>2</sup> (677 sq.ft.)



**First Floor**  
Floor area 62.9 m<sup>2</sup> (677 sq.ft.)



**Second Floor**  
Floor area 38.9 m<sup>2</sup> (419 sq.ft.)

**TOTAL: 164.7 m<sup>2</sup> (1,772 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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