



SAMUEL WOOD



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Tranquility, Round Oak, Hopesay, Craven Arms, Shropshire, SY7 8HQ

Asking Price £550,000



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- Two Bedroom Detached Cottage
- Stunning Far Reaching Views
- Further Development Opportunity
- Garden Office / Studio
- Popular Rural Location
- Lovely Gardens and Grounds
- Off Street Parking
- Land with Equestrian or Smallholding Potential

PROPERTY WITH LAND Samuel Wood are delighted to introduce a charming, one of a kind detached two bedroom cottage, set in just over five acres of grounds, ideal for agricultural / equestrian use. Tranquility benefits from stunning views, as the name suggest, it's a truly peaceful and picturesque setting. The land wraps around the property and it has been used for keeping horses but would equally suit smallholding use.

This beautiful property, that has been owned by the same family for the last 50 years, is located in the rural hamlet of Round Oak, tucked away on a single track lane around one mile from the village of Hopesay. Nearby Craven Arms and Bishops Castle offer a wider range of amenities including a choice of both primary and secondary schools, large supermarkets, independent shops and leisure facilities. Craven Arms offers a rail link to Shrewsbury, the the south and South Wales, the historic market popular market town of Ludlow is approximately 12 miles by road.

Viewing is highly recommended by appointment with Samuel Wood



Kitchen / Dining Room 13'10" x 12'9" (4.24 x 3.89)

Main access to the property is through a charming stable door that leads into the Dining room / Kitchen. This space has exposed beams, windows on both external walls and stairs leading to the first floor. A range of fitted wooden units with tile edged work surfaces that leads to

Utility Room 5'2" x 4'0" (1.60 x 1.22)

An extension of the kitchen, fitted with a sink and plumbing for a washing machine.

Downstairs Shower Room 8'9" x 5'2" (2.68 x 1.60)

A door leads through to a downstairs shower room, equipped with a hand basin, WC and walk-in shower with a large side aspect window and cupboard for storage.

Reception Room 10'7" x 9'10" (3.23 x 3.00)

Double doors opening out to the beautiful gardens and stunning views, providing lots of natural light to the room. This room has exposed ceiling beams and a feature open fire place for the main heating source to the property



Bedroom 1 12'11" x 12'9" (3.94 x 3.89)

Exposed wooden staircase and landing lead to Bedroom 1, a light and airy room with sloping ceilings and exposed beams, with a window to front aspect

Bedroom 2 10'4" x 9'10" (3.15 x 3.00)

Window to rear aspect with delightful countryside views, exposed beams and sloping ceilings with a built in cupboard for additional storage

Outside

Set in just over 5 acres, There are well kept formal gardens with mature flower and shrub borders that wrap around three sides of the property. To one side of the property there is a Patio Seating Area and a Timber Summerhouse with potential for a variety of uses. To the rear of the property there is a Timber Shed and a further access has a five bar gate, with breath-taking views in all directions. To the front the gardens are mainly laid to lawn. Gravel driveway to the front of the property provides ample parking for multiple cars.

Additional Land

There is a further approx. 7.7 acres of land close by and available by separate negotiation. This land is gently to more steeply sloping, and is currently used for horse grazing.

Services

We understand this property has mains electricity, mains water, septic tank, telephone and broadband.

Local Authority

Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND.

Tel 0345 6789000

Council Tax

Band B

Tenure

We understand that the tenure is Freehold.

Viewings

Contact Craven Arms Office on: 01588 672728
Email: cravenarms@samuelwood.co.uk

Out of Hours

Please phone Andy Price on: 07942 186235
Email: andy@samuelwood.co.uk



Mortgage Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.

Referral Fees

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.

Location

[what3words/// committee.rumble.clan](https://www.what3words.com/committee.rumble.clan)



Directions

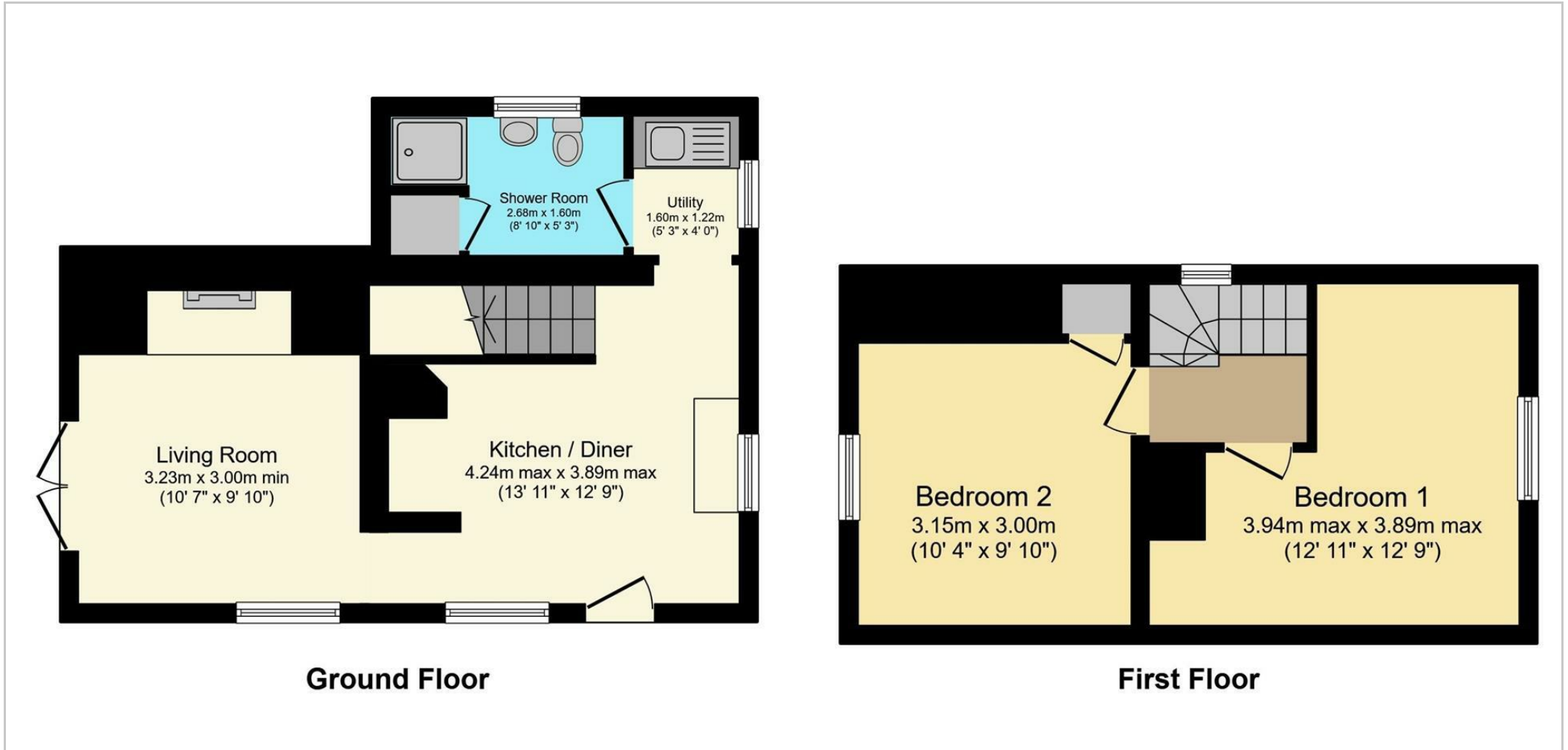
From the A49 Ludlow Road, take the second exit at the roundabout onto the A49 Shrewsbury Road. Stay on this road going straight on at two roundabouts. Then take a left hand turn onto Long Lane and continue for approx. 2.5 miles where the property will then be found on the left hand side.







Floor Plans



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
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