



 SAMUEL WOOD



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Aldonlea Cottage, Onibury, Craven Arms, Shropshire, SY7 9BB

Offers In Excess Of £500,000



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Onibury, Craven Arms, Shropshire, SY7 9BB



- Characterful Cottage
- Garage and Off-Road Parking
- Three / Four Bedrooms
- Large garage and Observatory
- Idyllic Location, Picturesque Gardens
- Beautifully Presented Property
- Kitchen / Breakfast Room

Introducing Aldonlea Cottage, a picturesque countryside retreat nestled near the idyllic village of Onibury. This charming property offers a unique opportunity to escape the hustle and bustle of city life and immerse yourself in the tranquility of the Shropshire countryside. An area of outstanding natural beauty, with its beautiful surroundings, and convenient location, Aldonlea Cottage is a true gem waiting to be discovered.

Aldonlea Cottage presents a rare opportunity to own a charming property in the desirable location of Onibury, the village boasts amenities including a well respected Public House, Church, Village Hall, Primary School and an active community. Further amenities can be found in the nearby historic market Town of Ludlow, and the market town of Craven Arms which is 2.5 miles away offering a large Supermarket, Petrol Station, Community Centre, Gym, Church, Public Houses, Post Office, Medical Practice and popular independent shops including, cafes, hair salon, mainline Railway Station and further road links via the A49.

Whether you are seeking a tranquil family home, a weekend getaway, or a holiday rental investment, this delightful property is sure to exceed your expectations. Don't miss your chance to embrace the peaceful charm of rural living. Viewing essential by appointment with Samuel Wood, Craven Arms. EPC E



The cottage offers generous living spaces, including a cozy Lounge, Kitchen / Breakfast Room, Dining Room, Utility / Boot Room, 3 / 4 Bedrooms, 1 En-Suite and House Bathroom. Described in more detail as follows:

Entrance

Access the property via a 5-bar wooden gate, over gravel driveway to a front door with opaque glass under a canopy leading into

Reception Hall

Having tile flooring, a dado rail and doors leading off to all main ground floor rooms.

Lounge 14'0" x 12'0" (4.29 x 3.66)

The cozy lounge features exposed beams, a rustic stone fireplace inset with wood burning stove, and ample natural light from the dual aspect windows.

Cloakroom 6'3" x 5'0" (1.93 x 1.53)

Accessed from the hallway, through a ledge and latch oak door. With a suite in white of wash had basin and W.C. Having a window to side, tiled splashbacks and tiled flooring.

Kitchen / Breakfast Room 24'10" x 22'2" (7.59 x 6.76)

Having been sympathetically extended by the current owner, the spacious kitchen is well appointed with wall units, base units, drawers and heat resistant work surfaces inset with 1.5 bowl stainless steel sink unit with mixer filler, integrated Bosch dishwasher, large range cooker with light and extractor unit over. With tiled splashbacks, recess lighting, ceiling downlights, tiled flooring and space and plumbing for washing and further space for appliances. This lovely and light room benefits from lots of natural light from a delightful bay window (with seat), French doors to patio and window overlooking the garden. A versatile space with room for breakfast bar or table and chairs.



Utility Room / Boot Room 10'1" x 5'1" (3.08 x 1.56)

A useful space providing access to garden via a hardwood door with feature window, with tiled flooring, base units with work surface, space for tumble drier and further appliances. Windows overlook the garden, a stable door leads to the kitchen.

Dining Room 15'4" x 12'8" (4.69 x 3.88)

Full of character, currently used as dining room but this could be re-purposed as a living room. Having exposed timber ceiling beams, stone fireplace inset with wood burning stove and an understairs cupboard currently used as a drinks cabinet. Stairs rise to first floor, a window overlooks the front aspect.

First Floor Landing 15'11" x 9'3" (4.87 x 2.84)

Providing access to all main first floor rooms, Aldonlea Cottage presents three / four bedrooms, each providing a peaceful sanctuary for relaxation.

Bedroom 1 22'4" x 12'9" (6.83 x 3.89)

The master bedroom offers a serene atmosphere and features an en-suite W.C. This spacious bedroom benefits from built-in wardrobes, recessed bookshelves, two dormer style windows, two centre ceiling lights and a door leading to

En-Suite W.C. 4'1" x 3'4" (1.26 x 1.03)

Having a suite in white comprising of wash hand basin and W.C., with part tiled walls, Velux window and chrome heated towel rail.

Bedroom 2 13'6" x 9'1" (4.13 x 2.78)

Bedroom 2 is equally as inviting, with built-in wardrobes, a dormer window bringing in lots of natural light, exposed timber ceiling beams and centre ceiling light.

Bedroom 3 11'10" x 11'9" (3.61 x 3.59)

With built-in wardrobes, a dormer window bringing in lots of natural light, exposed timber ceiling beams and centre ceiling light.

Bedroom 4 / Dressing Room 8'5" x 7'3" (2.59 x 2.22)

Currently used as a bedroom, this vestibule leading to Bedroom 1 could be re-purposed as a dressing room. With exposed ceiling beam and Velux window bringing in natural light.

House Bathroom 8'4" x 7'11" (2.55 x 2.42)

A well-appointed family bathroom with a suite in white comprising of double ended bath, pedestal wash hand basin, corner shower enclosure with mixer shower fitted and a W.C. A dormer style window provides natural light, with recessed shelving, tiled splash areas and vinyl flooring with exposed timber ceiling beam.

Outside

The property sits on a generous plot with meticulously landscaped gardens, creating a haven of serenity. Enjoy the beauty of nature while relaxing on the patio or take a leisurely stroll through the well-manicured lawns, adorned with vibrant flowers and mature trees. The property has an enclosed rear garden with graveled driveway leading to front door providing a parking area for several vehicles. Having a 5-bar wooden field gates with stone wall, Aldonlea Cottage also comes complete with versatile outbuildings including a large garage and observatory that can be utilised for various purposes. These spaces offer ample storage for garden equipment, bicycles, or can be transformed into a home office, studio, or workshop, catering to your unique needs. The main rear garden is laid to lawn with vegetable patch with greenhouse and backs onto open countryside. A delightful patio area abuts the house with space for table and chairs, a decorative garden pond provides a lovely water feature with steps to the lawn.

Garage (Detached) 19'1" x 13'11" (5.84 x 4.25)

This large detached garage has an up-and-over door, power and lighting.

Services to the property

We understand that the property has oil-fired central heating, mains electricity, private water and drainage, windows are largely double glazed. Telephone and Broadband to BT regulations, estimated broadband speeds are standard 7Mbps. The current owner uses Airband with approximate speeds of 40 Mbps.





Local Authority

Shropshire Council.
The Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND
Tel 0345 6789000

Council Tax

Band: D

Tenure

We understand that the tenure is Freehold.

Viewings

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

Out of Hours Enquiries

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.



Directions

From the Samuel Wood Branch on Corvedale Road in Craven Arms, take the A49 South towards Ludlow, after 3 miles you will reach a level crossing. Continue on the A49 over a river bridge and take the next right turn signposted 'Aldon' and 'Clungunford'. Then take the next right turn and stay on the lane for approximately 1 mile before taking a left turn. Aldonlea Cottage will be approximately 100m on the left hand side, identified by the agents For Sale board.







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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