



 SAMUEL WOOD



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The Woodlands. Railway Terrace, Broome, Craven Arms, SY7 0NU  
Offers In The Region Of £560,000



# The Woodlands. Railway Terrace

Broome, Craven Arms, SY7 0NU



- Well Presented Detached Home
- Beautiful Landscaped Gardens
- Stables and Outbuildings
- Popular Village Location
- Detached Garage and Ample Parking
- Private Tucked Away Position
- Large Plot
- 3 / 4 Bedrooms

The Woodlands is a beautiful residential property situated in the popular village of Broome near Craven Arms. Nestled in the heart of the countryside, this exceptional home offers a harmonious blend of modern comfort and natural beauty. With its picturesque surroundings, spacious living areas, and modern design, The Woodlands presents a unique opportunity for those seeking a tranquil and comfortable lifestyle.

This impressive detached family home is situated on a generous plot, providing ample space and privacy with stables and outbuildings. The Woodlands boasts a warm and welcoming atmosphere, combining modern style with traditional charm. As you approach the property, you will be immediately struck by its attractive appearance and the peaceful ambience of its surroundings.

This property offers an enviable lifestyle for those seeking tranquility and style, pleasant local walks are on your doorstep, you have immediate access to the open countryside to enjoy walking, running and cycling routes in Broome. The local amenities of Craven Arms are approximately 3 miles away, to include a large supermarket, local independent shops, hairdresser, primary school, doctors surgery, library, gym, cafes, public houses, mainline railway station and good transport links via the A49.

Don't miss the chance to make The Woodlands your dream home, viewing essential by appointment with Samuel Wood. EPC 'D'.



Upon entering, you will find yourself in a spacious hallway, the accommodation consist of a lounge, kitchen / dining room, conservatory, boot room, shower room, study, 3 / 4 bedrooms, 1 en-suite and house bathroom. Described in more detail as follows: -

## Entrance

From the substantial driveway and parking area, paved steps lead to a double glazed uPVC front door with opaque glass under a door canopy and into

## Reception Hall 10'1" x 6'9" (3.09 x 2.08)

A good sized reception hallway, with stairs rising to first floor understairs cupboard and quarry tile flooring. A door leads to

## Study / Bedroom 4 9'8" x 8'11" (2.96 x 2.74)

The study could be re-purposed as a bedroom, with laminate flooring, exposed timber ceiling beam, centre ceiling light and double glazed window overlooking front garden,

## Lounge 12'8" x 12'7" (3.87 x 3.86)

The lounge offers a well-proportioned reception room, perfect for entertaining guests or relaxing with the family. Two large windows flood the room with natural light, enhancing the bright and airy atmosphere. Having a feature fireplace inset with wood burning stove on slate hearth, with hard flooring, exposed ceiling timber, centre ceiling lights and wall lights.

## Kitchen / Dining Room 29'1" x 12'7" (8.88 x 3.86)

The property features a traditional kitchen fitted with built-in appliances including a dish washer, fridge / freezer, ample storage space from base and wall units, sleek wooden countertops inset with 1.5 bowl sink unit with mixer filler, ceramic hob with extractor unit above, tiled splashbacks, quarry tile flooring, ceiling downlights and window out to the boot room. A utility area sits to one end of the kitchen with planned space and plumbing for washing machine, a separate dining area provides an ideal space for enjoying family meals or hosting dinner parties, with quarry tile flooring, exposed timber ceiling beam and double internal doors to lounge. From here, through double doors you can access the



### Conservatory 13'10" x 9'7" (4.23 x 2.93)

Having a low wall and being of uPVC construction with double glazing and polycarbonate roof. With tile flooring and a uPVC door leading to the garden.

### Shower Room 8'5" x 2'4" (2.57 x 0.72)

Having a suite in white consisting of wash hand basin, shower enclosure with electric shower fitted and W.C. With tiled splash areas, centre ceiling light and window with opaque glass to side aspect.

### Boot Room 15'8" x 4'7" (4.80 x 1.40)

Being of uPVC construction matching that of the conservatory, this entryway is a designated space for storage of outdoor gear, such as boots, shoes, coats and umbrellas. This useful area also has further space for appliances if required.

### First Floor

Stairs ascend from the hall to a gallery landing, the first floor of The Woodlands offers a house bathroom and three generously sized bedrooms, each thoughtfully designed to provide comfort and privacy, with one having an en-suite shower room. There is also ladder access to a boarded loft space.

### Bedroom 1 12'8" x 12'5" (3.87 x 3.79)

The master bedroom features an en-suite bathroom, creating a private retreat for relaxation. Having two double glazed windows bringing in lots of natural light, a centre ceiling light and fitted carpet. A wooden internal door leads to

### En-Suite Shower Room 9'8" x 2'5" (2.97 x 0.75)

Having a suite in white consisting of wash hand basin, shower enclosure with Triton electric shower fitted and W.C. With tiled splash areas, centre ceiling light and window with opaque glass to side aspect.

### Bedroom 2 18'11" x 8'11" (5.77 x 2.74)

Benefiting from dual aspect dormer windows to front and rear elevations bringing in an abundance of natural light, exposed timber ceiling beams add character to this spacious room, also having airing cupboard housing the water cylinder for domestic hot water and slatted shelves for laundry.

### Bedroom 3 13'10" x 12'0" (4.24 x 3.67)

A light room having two double glazed windows to rear elevation, fitted carpet, centre ceiling lights and ceiling downlights.

### House Bathroom 8'5" x 5'8" (2.57 x 1.75)

A well appointed bathroom comprising of a suite in white of pedestal wash hand basin, W.C. and curved panel bath with electric shower fitted with shower screen. Contemporary styling with tiled walls with decorative strip, exposed ceiling timber beam, ceiling downlights, fitted carpet and a dormer window with opaque glass to rear outlook.

### Outside

The Woodlands is set on a spacious plot, with well-maintained gardens enveloping the property. The rear garden offers a peaceful oasis, featuring a well-manicured lawn, mature trees, garden pond, a patio area and decking area ideal for al fresco dining or lounging. The front of the property provides off-road parking on the driveway for multiple vehicles, a caravan or motorhome, leading to a garage with ample storage space and workshop. To the far end of the extensive garden is a stable block, having 3 stables and a tack room. All outbuildings benefit from lighting and power, the garden is enclosed by mature hedges and fencing to the rear.

### Services connected to the property

We understand mains water, mains electricity with a septic tank and oil-fired central heating are connected to the property, along with solar panels on the main house and shed, metered separately. Windows and doors are double glazed. Telephone and Broadband to BT regulations, estimated broadband speeds are standard 15Mbps, superfast 80Mbps.

### Tenure

We understand that the property is Freehold.





### Local Authority

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

Tel: 0345 678 9000

### Out of Hours Enquiries

Please phone Andy Price on: 07942 186235 | Email: [andy@samuelwood.co.uk](mailto:andy@samuelwood.co.uk)

### Viewings

Contact Craven Arms Office on: 01588 672728 Email: [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)

### 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.

### Agent's Note

This property has been fitted with solar panels. Please ask the office if you require further details.

### Mortgage Services

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



### Directions

From the Samuel Wood branch in Craven Arms, head along Corvedale Road to the the first roundabout take the first exit left. At the next roundabout, take the 3rd exit onto Clun Road, staying on the B4368 continue for just under a mile and take the left hand turning signposted Leintwardine (B4367). From here continue on under the railway line to the next cross roads and turn right signposted 'Station', Continue under the railway bridge and turn immediately left. The Woodlands will be at the end of the lane, directly in front of you.







## 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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