



SAMUEL WOOD



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2 Spring Bank, Leamoor Common, Craven Arms, Shropshire, SY7 8DN

Offers In Excess Of £350,000



## 2 Spring Bank

Leamoor Common, Craven Arms, Shropshire, SY7 8DN



- Charming Semi-Detached Cottage
- Private Rear Garden
- Quiet Location, Scenic Surroundings
- Two Receptions, Three Double Bedrooms
- Very Well Presented
- Bathroom and Shower Room
- Off-Road Parking, Double Carport
- EPC Rating E

Welcome to 2 Spring Bank, a charming semi-detached cottage located along a country lane in the quiet rural setting of Leamoor Common. This lovely residence offers a perfect blend of traditional character and modern comfort, making it ideal for those seeking tranquility amidst the stunning Shropshire countryside.

The cottage benefits from an enviable location near the village of Wistanstow, local amenities including schools and transport links within easy reach, the larger town of Craven Arms is only a few miles away making this an ideal location for families and commuters alike. The surrounding countryside offers opportunities for outdoor activities and exploration, the area of outstanding natural beauty is renowned for its scenic walks, historic landmarks, and vibrant community spirit.

As you step into this inviting cottage, you are greeted by a warm and welcoming atmosphere. The spacious living areas are bathed in natural light, creating a bright and airy ambiance throughout. The cozy sitting room provides the perfect space to unwind, complete with exposed ceiling timbers and inset wood burning stove. Beautiful alternating red and black pattern quarry tiled flooring flows through to the dining room, with exposed ceiling timbers and a large window to front aspect, again, bringing in an abundance of natural light into the dining area.

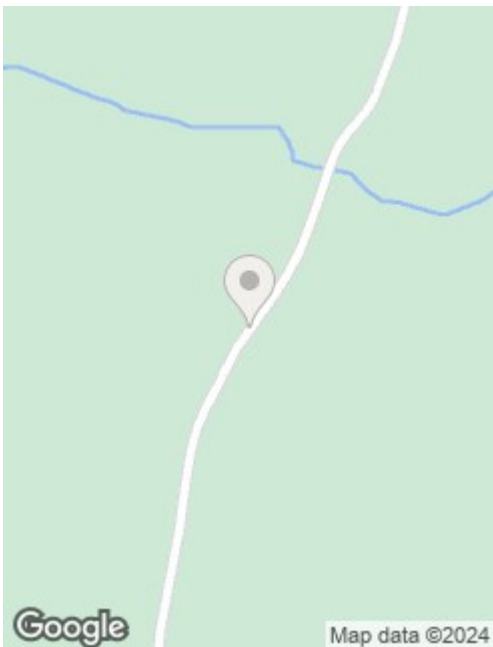
The kitchen, accessed via the inner hall from the sitting room, features contemporary cream shaker-style units. The quarry tiled flooring infuses a rustic country farmhouse ambiance, complemented by a traditional range stove. Additionally, it boasts a built-in double oven with a ceramic hob and a Belfast sink. A window offers views of the garden and driveway, while an adjacent arch leads to another hall with a stable door accessing the utility room / office/ store. An inner hall provides access to the pantry cupboard, and into downstairs shower room with suite in white comprising wash hand basin, shower, W.C. and space and plumbing for washing machine.

Upstairs, you will find three comfortable good sized bedrooms, the principle bedroom is to the front aspect and has a charming feature red brick fireplace and built-in cupboards providing ample storage. The other two bedrooms are both spacious, bedroom two offers a vanity unit inset wash hand basin and walk-in wardrobe. The house bathroom has a suite in white comprising bidet, low flush, vanity unit inset wash hand basin, W.C. and corner bath. Tastefully presented, the bathroom also houses the airing cupboard.

Outside, the well-maintained garden provides a tranquil space where you can enjoy alfresco dining or simply soak up the beauty of the surrounding countryside. There is a double open bay car port, with double 5 bar gates to the front, service door the rear and spacious parking area. The driveway offers further off-road parking with wrought iron gates to front.







## Directions

From the Samuel Wood branch on Corvedale Road (B4368), head west to the roundabout, take the 2nd exit onto Shrewsbury Road (A49). Continue for approximately 1.3 miles before turning left onto A489, after passing under the railway bridge turn right immediately signposted Wistanstow. Stay on this road for approximately 1.5 miles, the property will be on the right hand side identified by the agents for sale board.

Services: We understand that the property has mains electricity, mains water and private drainage.

Broadband Speed: Basic 3 Mbps, Superfast 80 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.

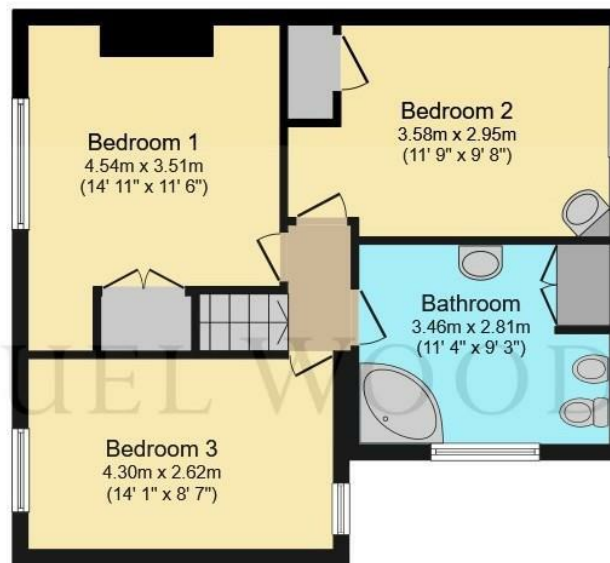
To appreciate the unique character of 2 Spring Bank, we highly recommend arranging a viewing. Call: 01588 672728, or Email: [cravenams@samuelwood.co.uk](mailto:cravenams@samuelwood.co.uk)



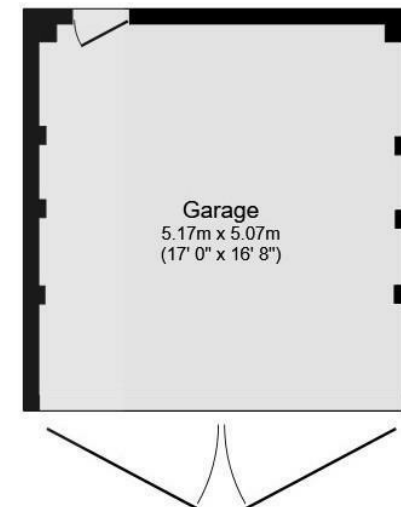




**Ground Floor**



**First Floor**



**Garage**

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  
 10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND  
 Tel: 01588 672728 | cravenarms@samuelwood.co.uk