



SAMUEL WOOD

Holly Cottage, 3 Prolly Moor, Wentnor, Bishops Castle, Shropshire, SY9 5EH

Offers In The Region Of £620,000



Holly Cottage, 3 Prolly Moor

Wentnor, Bishops Castle, Shropshire, SY9 5EH



- Stunning Rural Location
- Stylish Refitted Kitchen
- Modern Ground Floor Wet Room
- Versatile Living Spaces
- Viewing of the Location & Property is recommended
- Lovely Gardens & Grounds approx 2.25 Acre
- Atmospheric Living Room
- Smartly Appointed First Floor Bathroom
- Oil Fired Central Heating
- EPC Rating D

Holly Cottage, on Prolly Moor is a charming detached property that offers a unique blend of tranquility and modern comforts. Nestled in a remote yet accessible location, this property provides a peaceful retreat from the hustle and bustle of 21st-century living. It sits on 2.25 acres of beautifully maintained gardens and grounds, offering ample space for relaxation and outdoor activities. Despite its serene setting, Holly Cottage is within easy driving distance to the nearby towns of Bishops Castle, Craven Arms, Ludlow, and Shrewsbury, making it a perfect balance of seclusion and convenience.

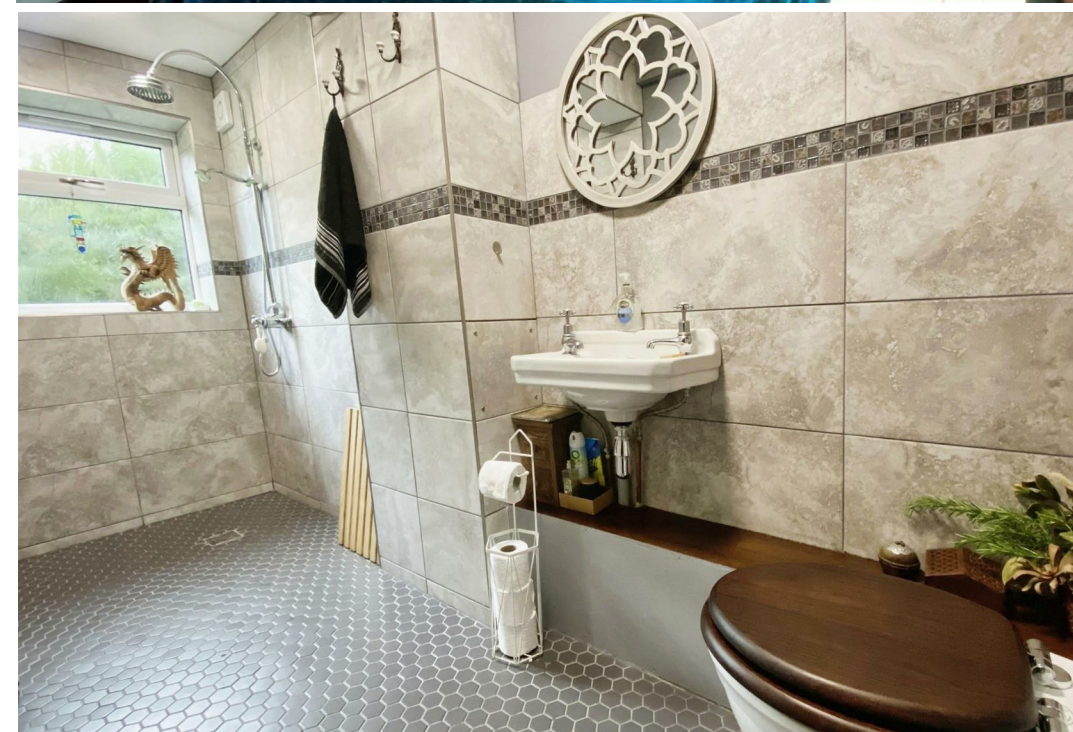
The unique premises of Holly Cottage boasts a versatile living space that combines traditional charm with contemporary amenities. The spacious refitted kitchen is perfect for cooking delicious meals and the new ground floor wet room also adds a touch of luxury to everyday living.

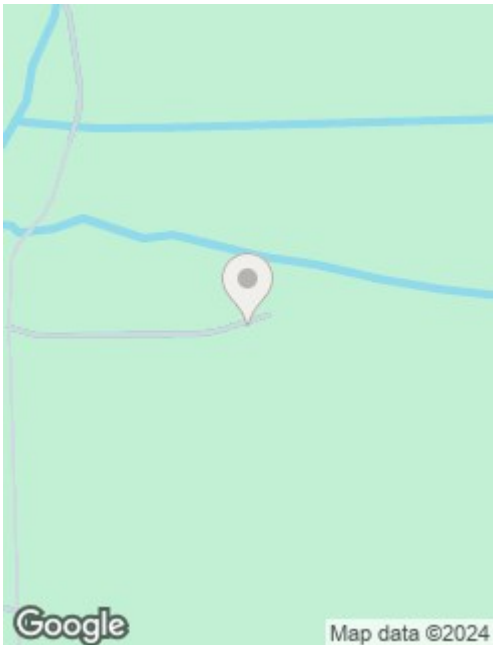
One of the highlights of this property is its beautiful surrounding scenery. From rolling hills to lush farmland, the views from Holly Cottage are truly breath-taking. The cultivated, expansive gardens and woodlands extend to approximately 2.25 acres, offering a peaceful oasis where residents can relax and unwind.

Whether you prefer traditional living spaces or modern design, this property has something for everyone, with its stunning rural location adding to its appeal, providing a sense of serenity and privacy that is hard to find elsewhere.

In conclusion, Holly Cottage is a delightful property that offers a perfect blend of comfort, style, and natural beauty. Viewing the rural location, property and grounds is highly recommended for anyone looking for a peaceful retreat in the heart of the Shropshire countryside







Directions

From Craven Arms head north on the A49 toward Church Stretton and turn left at the Jewsons builders yard, signposted Bishops Castle. After around 7 miles, turn right signposted Wentnor. Continue on this road to Wentnor and turn right up the hill past the village shop. At the T junction, turn left past the Crown Pub. Then take a right turn signed posted Prolly Moor and Medicott. Continue to the crossroads and turn left. Proceed about 1/2 a mile and you will find 3 postboxes. Turn right into the drive leading to Holly Cottage which is the second house on your left.

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

Broadband Speed: Basic 5 Mbps.

Flood Risk: No Risk.

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: E

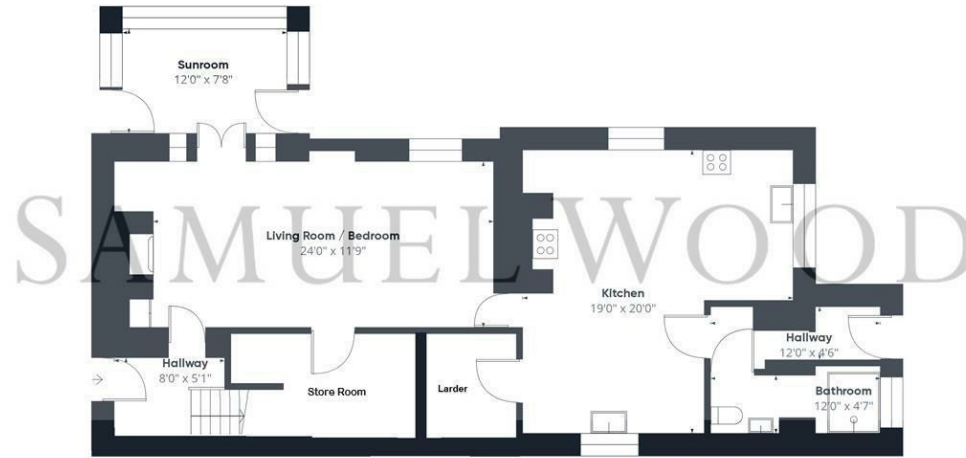
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

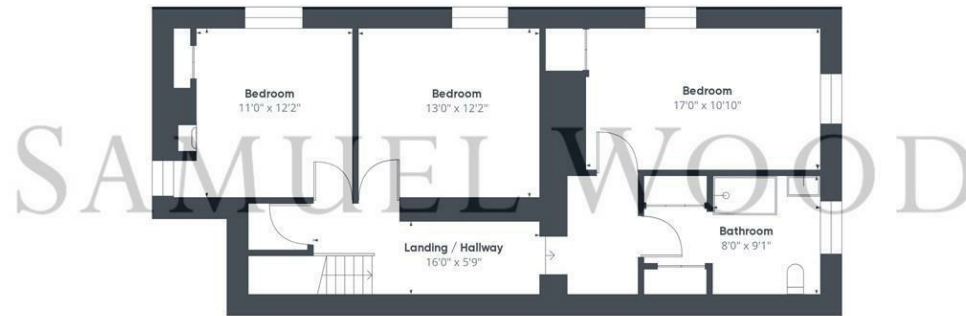
These details are awaiting final approval and may be subject to some changes.







Floor 0



Floor 1



Approximate total area[®]
1668.73 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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