



SAMUEL WOOD

Pillocks Green, Cwm Head, Marshbrook, Church Stretton, Shropshire, SY6 6PX

Offers Based On £595,000



Pillocks Green, Cwm Head

Marshbrook, Church Stretton, Shropshire, SY6 6PX



- 4 bedroom detached farmhouse
- Grounds around 3.25 acres
- Tucked away position well away from main roads
- 2 bedroom detached barn conversion
- Range of modern outbuildings
- Ideal dual family use or income potential

Rurally located away from main roads sits this delightful small holding extending to approximately 3.25 acres that includes a detached 4 bedroom house and detached 2 bedroom barn to include a large range of traditional steel framed farm buildings, gardens and field EPC house F and Barn C



This delightful detached house and 2 bedroom detached annex sits in a lovely rural location, well away from main roads but is only a short drive into the village of Marshbrook & has a good public house The Station Inn. The A49 is here and a short drive will take you into Church Stretton which has a good range of shopping, recreation and education facilities and is renowned for Carding Mill Valley and the Longmynd.

The house is approached into

Sitting Room

with 4 windows overlooking the garden and 1 to the yard, corner stove, original front door with windows to either side then open into

Living Room

(please note the central ceiling beam in this room has a height of 1.75m, so head height is restricted) ceiling beams, ceiling timbers, feature stone fireplace with a Clearview wood burning stove fitted

Inner Hallway

with door into walk-in airing cupboard with hot water cylinder and shelving, further shelved cupboard and door through to

Kitchen / Breakfast Room

with 2 windows to rear and fitted with a range of matching units with oak styled fronts to include base cupboards, wall cupboards and drawers, heat resistant work surfaces, tiled splash backs, stainless steel sink unit, gas hob (bottled gas) with stainless steel splash back and canopy above, electric double oven adjacent, integrated fridge, freezer and dishwasher, room for a washing machine and the oil fired Rayburn sits here and heats domestic hot water and radiators. Oak door opens to

Side Porch

with 2 windows to yard and door back out to frontage

Rear Hallway

with window to rear elevation and useful storage area under the stairs



Bathroom

with ceiling beam and a suite in white of pedestal wash hand basin, wc, panelled bath, double width shower cubicle with shower fitted and useful storage cupboard

First Floor Landing

with window to rear

Bedroom 1

with window to frontage, range of fitted storage cupboards and wardrobes

Bedroom 2

with window to frontage and across one wall there are excellent fitted cupboards

Bedroom 3

with window to rear

Box Room

with potential for 4th Bedroom or upstairs Bathroom (currently no window)

Sitting adjacent to the farmhouse is

The Barn

accessed through a glazed door with large glazed side panels, opening into

Open Plan and vaulted Living Space

having lovely high ceilings with exposed trusses, full of natural light with 2 further windows in the kitchen area. The kitchen has a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces, stainless steel sink unit, electric hob, electric oven below, extractor positioned above, space and plumbing for washing machine, room for dishwasher and room for fridge. The whole room has an engineered oak floor

Inner Hallway

with a further window and large understairs walk-in storage cupboard

Double Bedroom

with door and window to front elevation

Shower Room

with a tiled floor and a suite in white of wc, pedestal wash hand basin and double width shower cubicle

First Floor Landing

with 2 sets of double opening doors into useful storage

Bedroom 2

with window to side, further double glazed roof window, ceiling timbers and adjacent is a

Cloakroom

with a suite in white of wc and wash hand basin with a tiled floor



Outside:

The property sits in a lovely rural setting and is accessed onto a large gravelled hardstanding providing ample parking. The property sits in xx acres that incorporates a range of modern outbuildings to include a steel framed cattle sheds, with 3 bays at the top of this barn, 2 of which have double doors providing workshop area or have potential for loose boxes with lean to right at the rear. There is then a second set of buildings, these are not enclosed but are modern steel framed buildings and offer potential for stock or of course useful covered storage. Sitting directly at the rear of the house there is a gravelled and tarmac yard whilst the majority of garden sits at the front of the cottage and is bounded by a stream. This garden is laid to lawn with paved seating areas and a selection of mature trees, plants and shrubs, adjoining the main house there is a useful garden store. Sitting at the front of the barn is a paved and gravelled seating area. The property sits in a plot extending to approximately 3.25 acres and that includes a paddock to the rear of the outbuildings and is sloping land.



Agents Notes:

1. The access from the public highway is over a track which also carries a bridle way and footpath.
2. During the summer of 2007 the property suffered from a flash flood where the brook got blocked, work has been carried out to alleviate this issue and there have been no problems since then

Services:

Mains electricity, private water supply, private drainage, oil fired heating in the main house via the Rayburn in the kitchen which runs the radiators along with a wood burning stove. Windows are in the main double glazed with some single glazing. A separate oil fired boiler is housed in the barn and this barn is fully double glazed. Flood risk – Very low. Broadband speed – 13 Mbps

Local Authority:

Shropshire Council, tax band – D

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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 Craven Arms, as you come into Marshbrook, take the turning on your left hand side, over the railway line and past the Station Inn, follow this road for approximately 2 miles turning right signposted Hamperley. Take the first track on your left hand side, this will then pass 2 cottages and Pillocks Green is right at the bottom of this track



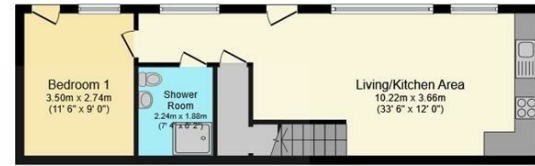




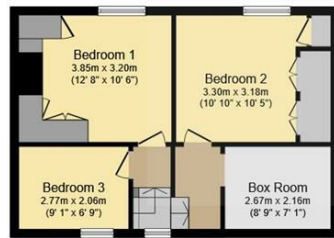
Floor Plans



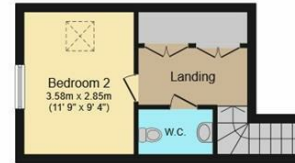
Ground Floor
Floor area 96.2 m² (1,035 sq.ft.)



Annex Ground Floor
Floor area 46.4 m² (500 sq.ft.)



First Floor
Floor area 42.3 m² (455 sq.ft.)



Annex First Floor
Floor area 21.2 m² (229 sq.ft.)

TOTAL: 206.1 m² (2,219 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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