



SAMUEL WOOD

Red Gables, Upper Farm, Hope Bowdler, Church Stretton, SY6 7DD

Offers In The Region Of £475,000



Nestled in the picturesque rural village of Hope Bowdler, Red Gables presents an exceptional opportunity to acquire a delightful detached home. This charming stone and brick built property boasts real character, making it a perfect retreat for those seeking tranquility and natural beauty.

Upon entering, you are welcomed into a generous breakfast kitchen, ideal for both casual dining and entertaining. The sitting room is a true highlight, featuring a striking fireplace that adds warmth and character, complemented by exposed beams. The thoughtful design of the living areas ensures a comfortable and inviting atmosphere throughout.

This delightful home comprises two well-proportioned bedrooms, providing ample space for relaxation. The bathroom is conveniently located, together with a downstairs W.C. catering to the needs of modern living.

One of the standout features of this property is the stunning views that surround it, offering a serene backdrop to everyday life. The outdoor space is equally impressive, with a substantial garden an option to purchase a paddock extending to approximately 0.50 acres, perfect for gardening enthusiasts or those wishing to enjoy outdoor activities. Additionally, the detached garage provides practical storage solutions.

Red Gables is not just a house; it is a lifestyle choice, offering a harmonious blend of modern living and rural charm. With its idyllic setting and characterful features, this property is sure to appeal to those looking for a peaceful haven in the heart of the Shropshire countryside.

- Perfect Village location
- Quiet detached Rural property with option to buy additional 1/2 acre paddock
- Space for multiple vehicles
- Close to beautiful town of Church Stretton
- Scope for further devlopment STPP
- EPC E

Side Porch

12 Pane glass wooden door opening into a useful porch, perfect for shoes and coats with shelves for storage.

Kitchen breakfast room 14'5" x 11'0" (4.40 x 3.37)

Lovely farmhouse kitchen, with plenty of base units and worktop. Stainless steel double sink and drainer, plumbing for washing machine and dishwasher and space for undercounter fridge. 'Leisure' range electric cooker with LPG Gas rings above. Quarry tiles and exposed beams with brick built decorative surround over the cooker. Worcester Bosch boiler located on the wall next to a dresser on the left hand side.

Downstairs W.C

Downstairs W.C with light

Hallway

Wooden Parquet flooring and dado rail with exposed beams. Original part glazed wooden front door with doors off to the kitchen and living room. Fitted carpet on the stairs rising to the bedrooms above.

Sitting Room 14'7" x 13'11" (4.46 x 4.26)

Lovely large sitting room with a large feature brick built fireplace housing a clearview stove. Exposed beams and fitted carpet. Wall lights and radiator Side window and double doors to the conservatory.

Conservatory 14'7" x 11'4" (4.46 x 3.46)

Timber framed conservatory with dwarf wall and glazing above. Tiled floor and single door leading to the patio area and gardens.

First floor landing

Vaulted ceilings with exposed beams. Fitted carpet and picture window. Plenty of storage with double wardrobe and airing cupboard housing the hot water cylinder.

Bedroom 1 14'5" x 11'4" (4.40 x 3.47)

Vaulted ceiling and exposed beams, built in wardrobe and shelves with fitted carpet. Radiator under the window and skylight above.

Bathroom 11'5" x 5'6" (3.50 x 1.69)

White suite with panel bath and shower over and shower curtain. W.C and wash hand basin with cupboard below. Half tiled walls vinyl flooring with radiator. Vaulted ceilings and exposed beams. Window shutters to window for privacy.

Bedroom 2 14'9" x 10'1" (4.50 x 3.09)

Vaulted ceilings and exposed beams, fitted carpet and picture window with fabulous views over the garden, Skylight above.

Garage 21'5" x 15'4" (6.54 x 4.69)

Useful storage space with loft space above.

Garden and Paddock

The main garden has lots of different levels with borders and vegetable patches throughout. Plenty of patio areas for seating to take in the glorious views and a greenhouse and two garden sheds. The Paddock (to be purchased through separate negotiation) is accessed from a public footpath that mirrors the property boundary. This extends to around 1/2 and acre. The total approximately extends to 3/4 acre. (included)

Services

Mains electricity, mains water, LPG fired central heating to radiators and emersion heater. Wooden framed double glazing, private drainage. Broad band speeds up to 80 Mbps. Flood risk, very low.

Tenure and Local Authority

We understand the tenure is Freehold.
Shropshire Council and Council Tax Band D.

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.

We offer a no-obligation mortgage service through our 'in house' Financial Advisor. Please ring us on 01588 672728 and ask a member of our team for further details.

Viewings

Viewings are strictly by appointment, so please contact the Craven Arms office on 01588 672728 or email us on cravenarms@samuelwood.co.uk. For out of office enquiries, please call Vicki Oldhams on 07396 879139.

Directions

From Craven Arms at the traffic lights at Church Stretton turn left onto the B4371 Sandford Avenue. Continue on this road for around 1.5 miles taking you into Hope Bowdler. When in the village take the first left and continue up the no through road, the property is located on your left hand side and will have the For Sale board located outside. There is a metal 5 bar gate at the entrance to the property.



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.