



SAMUEL WOOD

South Mynde, Leamoor Common, Craven Arms, SY7 8DN

Offers In The Region Of £425,000



South Mynde,

Leamoor Common, Craven Arms, SY7 8DN



- Lovely 2 Bedroomed Dormer Bungalow
- Fantastic Garage and Outbuildings
- Close to local Primary School
- NO ONWARD CHAIN
- Popular Rural Village close to amenities
- Beautiful Views
- EPC F

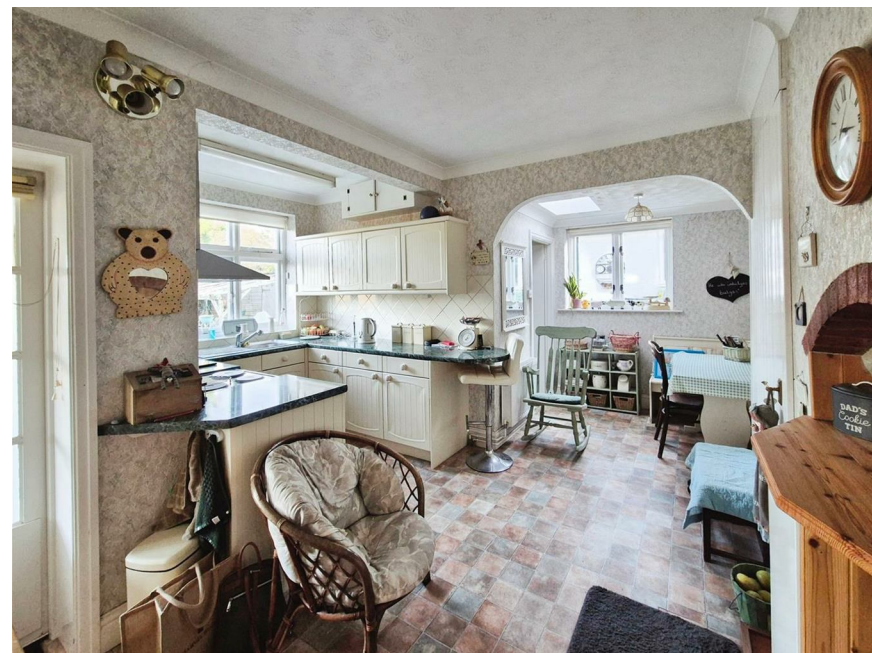
A delightful two bedroom detached dormer bungalow, South Mynde enjoys an enviable position in the sought-after village of Leamoor Common, offering breath-taking countryside views to both the front and rear. With spacious and versatile living accommodation, a large garage/workshop, and beautiful gardens, this charming home is perfect for those seeking a balance of rural tranquillity and modern comfort.

Stepping inside, you'll find a welcoming living room featuring a stunning Clearview stove set within a feature fireplace—a perfect spot to relax and unwind. The heart of the home is the spacious family kitchen, complete with a breakfast area, offering an ideal setting for everyday living and entertaining. A separate utility room provides additional practicality.

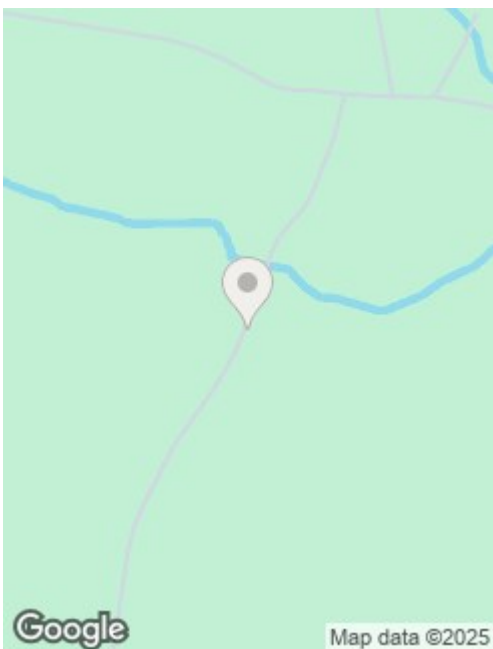
The property benefits from 1 ground-floor bedroom and a study, serviced by a family bathroom with a shower over the bath. The study is located on the ground floor, with a staircase leading to the main loft-level bedroom, which enjoys dual aspect dormer windows, flooding the space with natural light and offering panoramic views of the surrounding landscape.

Outside, South Mynde truly shines. A covered veranda with decking provides a wonderful spot for outdoor dining, overlooking the fish pond and patio area. The generous, level lawn enjoys uninterrupted countryside views, while the numerous outbuildings offer excellent storage or potential for hobby spaces.

For those in need of extensive workshop or storage space, the exceptionally large garage/workshop is a standout feature, with ample room for vehicles, tools, or even a home business setup. Additional off-road parking is available for two to three vehicles.







Directions

From Craven Arms, head north on the A49 to Shrewsbury. In 1 mile turn left onto the A489 signposted Bishops Castle. In 140 yards turn right. Continue through the village of Wistanstow, pass the school on your right and continue straight to Leamoor Common. The property will be located around 1.5 miles on the right hand side. A For Sale Board will be located at the property.

A rare opportunity to acquire a unique and spacious home in a beautiful rural setting, South Mynde is a must-see for those seeking a blend of character, space, and stunning surroundings.

Services: We understand that the property mains electricity, mains water, septic tank and oil fired central heating.

Broadband Speed: Basic 3 Mbps, Superfast 80 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: D

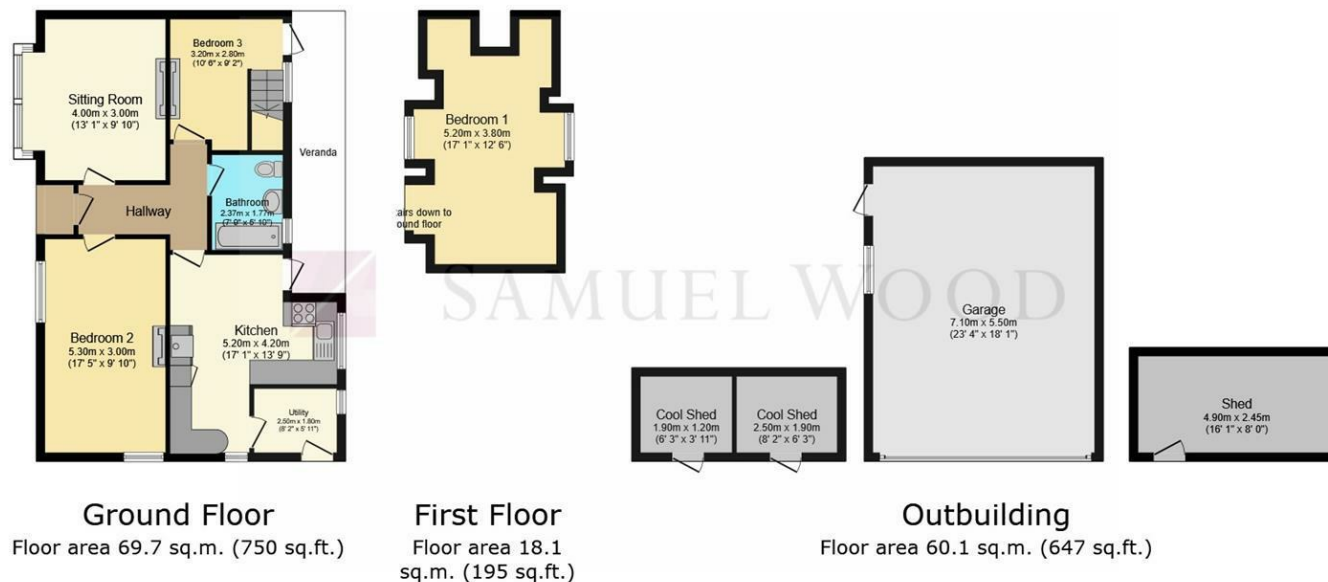
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.







Total floor area: 147.9 sq.m. (1,592 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
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