



SAMUEL WOOD

I Manor Farm Cottage, Edgton, Craven Arms, SY7 8HN

Offers Based On £435,000







# I Manor Farm Cottage

Edgton, Craven Arms, SY7 8HN



- Beautifully presented Barn Conversion
- Large living areas
- Parking for 5-6 cars
- NO UPWARD CHAIN
- 4 Double Bedrooms
- Character Property
- Private Gardens
- EPC Band E

Located in the heart of the picturesque rural village of Edgton, Craven Arms, this fabulous four bedroom semi-detached barn conversion offers the perfect blend of character, comfort, and contemporary living. Set within 0.25 acres of stunning countryside, this beautiful home provides a tranquil retreat while maintaining excellent accessibility to local amenities.

Situated approximately 4 miles west of Craven Arms and 5 miles southeast of Bishop's Castle, Edgton lies south of the River Onny. Edgton is a small, close-knit community comprising around 20 dwellings. Local primary and secondary schools can be found at Craven Arms and Bishops Castle, together with local Doctors surgery's and supermarkets.

A train station at Craven Arms connects to the main line to Cardiff and Manchester, with connecting trains to Birmingham and London.

Upon arrival, you are greeted by a sweeping driveway with ample parking for 5-6 vehicles, leading to the garage storeroom with both front and rear access.

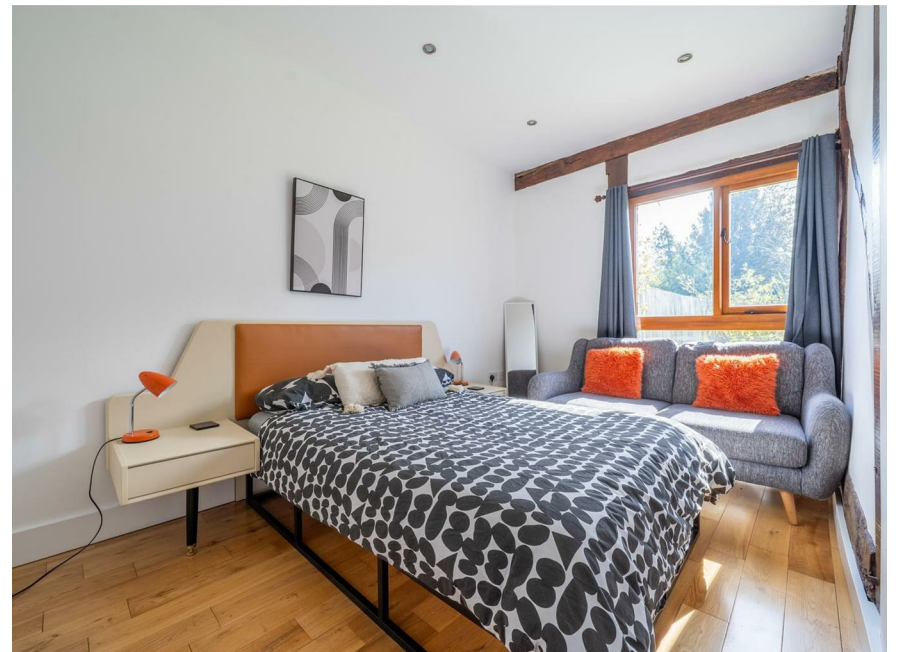
Step inside to discover a thoughtfully designed living space. The breakfast kitchen, complete with a separate utility room, provides a warm and welcoming heart to the home. The adjacent dining area is bathed in natural light, with picture windows on either side offering breath-taking views of the surrounding landscape.

A few steps lead down into the character-filled living room, with an impressive Ingle Nook fireplace with ClearView stove, creates a cozy inviting space. The ground floor also boasts a large double bedroom, perfect for guests or multi-generational living, complemented by a separate shower room for convenience.

Ascending the stunning feature oak staircase, you'll find a gallery landing with space for a desk, making an ideal home office or reading nook. The first floor comprises three generous double bedrooms, all offering scenic countryside views. A well-appointed family bathroom, complete with a separate shower, ensures functionality for modern family living.

The outdoor space is equally as impressive, offering a private, beautifully maintained garden with a patio area—perfect for al fresco dining and entertaining.

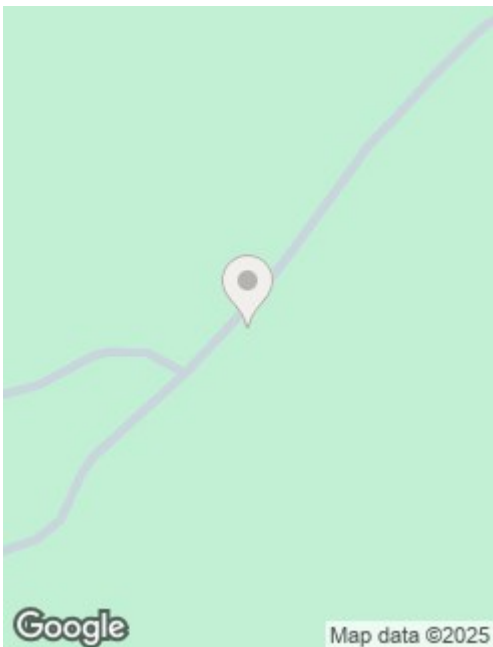
This remarkable barn conversion is a rare opportunity to own a piece of rural paradise. A viewing is highly recommended to fully appreciate its charm, space, and breath-taking surroundings.











## Directions

From Craven Arms, head north on the A49 towards Church Stretton. In about 1 mile turn left onto the A489 signposted Bishops Castle. Continue along this road for about 2 miles and you will see a left turn signposted Edgton. Continue along this road for 1.7 miles and you will find the entrance to the driveway on your left. A for sale board will be located at the entrance to the property.

**Services:** We understand that the property has LPG gas bottles for Kitchen Hob, mains electricity, mains water and shared septic tank. The heating is electric individual heaters.

**Broadband Speed:** Basic 7 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.

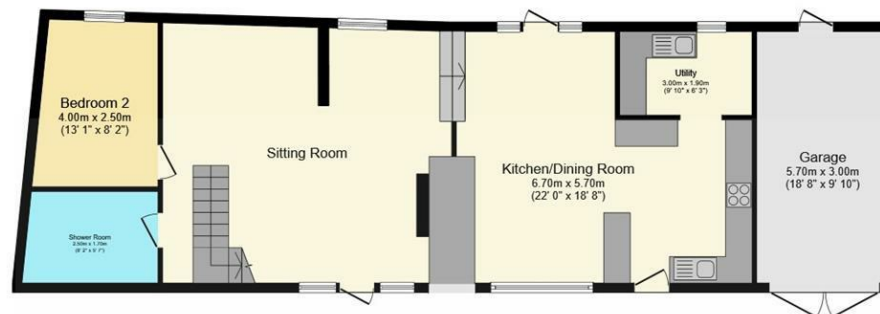






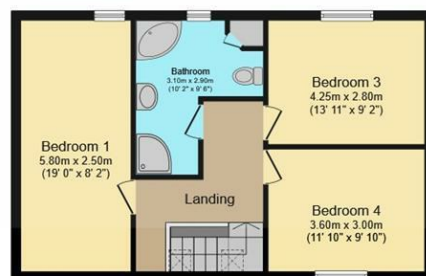






Ground Floor

Floor area 111.5 sq.m. (1,200 sq.ft.)



First Floor

Floor area 52.1 sq.m. (561 sq.ft.)

**Total floor area: 163.7 sq.m. (1,762 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](http://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

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