



SAMUEL WOOD

Manor Farm Cottage Abdon, Craven Arms, SY7 9HZ
Offers In The Region Of £690,000



Manor Farm Cottage

Abdon, Craven Arms, SY7 9HZ

- 4 Bedroom Character Property
- Versatile Home
- Breathtaking Views
- Beautiful Rural Location
- Fabulous Gardens
- Studio & Garage

Nestled in the heart of Shropshire's Area of Outstanding Natural Beauty, Manor Farm Cottage offers an idyllic and secluded retreat. This sanctuary provides tranquility away from the everyday, surrounded by breathtaking landscapes that inspire exploration and relaxation. Blending traditional charm with modern features, the cottage showcases unique character and comfort, offering not just a property, but a lifestyle choice. From peaceful countryside walks to cozy evenings by the fire, Manor Farm Cottage is a perfect escape into nature, where every day feels like a retreat.



Front door opens into

Reception Hallway

The entrance unfolds into a welcoming Reception Hall, where a bespoke, handcrafted oak shoe cupboard offers discreet storage. Windows to the front and side invite natural light, creating an inviting first impression.

Living / Dining Room

The heart of the home, this expansive room is defined by a magnificent stone inglenook fireplace, complete with a flagstone hearth, a historic bread oven, and a wood-burning stove. Original character ceiling beams add to the room's grandeur, while ample space accommodates a dining table for eight. A charming, handcrafted bay window seat provides a tranquil reading nook. Windows to the front and side elevations offer views of the surrounding landscape.

Kitchen / Dining Room

Recently renovated to an exceptional standard, the kitchen is both stylish and functional. Tiled flooring flows throughout, complementing a range of meticulously crafted units with quartz work surfaces and tiled splashbacks. A single bowl sink and drainer, a seven-ring gas hob with an extractor, a wine fridge, and a dishwasher cater to modern living. The breakfast bar and dining/seating area, with double doors opening onto the garden, create a perfect space for casual dining and entertaining. A glass roof allows natural light to flood the space.

Pantry

A practical and well-organized Pantry provides generous storage with two fitted cupboards and shelving. There is also planned space for a large fridge/freezer.

Sun Room

The bright and airy Sun Room offers a versatile living space, featuring a wall-mounted radiator, double doors opening onto the garden, and windows to the front, side, and rear. This room provides a seamless connection to the outdoors.



Inner Hallway

The Inner Hallway provides discreet storage and a dedicated area for coats

Shower Room

The ground floor Shower Room features tiled flooring, extensively tiled walls, a white suite comprising a WC and pedestal wash hand basin, and a shower enclosure. A wall-mounted radiator provides warmth.

Staircase off the Inner Hall then rises to the

First floor Landing

Ascending the staircase from the Inner Hall, the First Floor Landing is finished with oak flooring and features a wall-mounted radiator and a window to the rear elevation.

Bedroom 1

The master bedroom is a serene and spacious sanctuary, complete with an original stone fireplace, a radiator, and sliding doors leading to a private terrace. A key highlight of this room is the breathtaking vista: uninterrupted views of the highest point in Shropshire provide a constant connection to the beauty of the surrounding landscape.

Bathroom

Recently upgraded to an exacting standard, the family bathroom features a white suite comprising a WC, wash hand basin, bath, and separate shower unit. The walls are extensively tiled, and a window to the side elevation allows for natural light.

Bedroom 2

A well-appointed double bedroom with a fitted wardrobe offering shelving, a wall-mounted radiator, and windows to the front and side elevations. A door leads into the airing cupboard.

Airing Cupboard

A practical airing cupboard with fitted shelving.

Bedroom 3

A further double bedroom with a wall-mounted radiator and windows to the front and side elevations. A door opens into a WC.

WC

A convenient ground floor WC with a white suite comprising a WC and wash hand basin

Bedroom 4

Accessed from a separate staircase off the Kitchen, this versatile and spacious room offers a multitude of possibilities, such as a guest suite or home office. It includes a fitted storage cupboard, a WC with a white suite, and windows to the front, side, and rear elevations. Sliding doors provide access to a sun terrace at the rear of the property.

Outside

Manor Farm Cottage is accessed via a charming single track that leads to a gravelled driveway, providing ample parking for several vehicles. The property is a haven for nature lovers, featuring a picturesque brook that meanders through the garden, complete with a delightful waterfall that adds to the ambiance of the surroundings. The exterior of the cottage is complemented by a versatile workshop and studio, ideal for creative pursuits or hobby projects. Additionally, a spacious double garage offers a utility area and is currently configured as a gym, providing the perfect space for fitness enthusiasts. At the rear of the property, a set of steps leads to a sun terrace that boasts stunning direct views of Brown Clee Hill, making it an idyllic spot for relaxation or entertaining. The gardens are a gardener's delight, featuring a large greenhouse and several raised beds that showcase a vibrant array of mature plants. A serene pond also adds to the charm of the outdoor space, while the remainder of the garden is laid to lawn, providing an expansive area for outdoor activities, family gatherings, or simply enjoying the beauty of the natural landscape.

Services

Mains electricity, mains water, private drainage, oil fired central heating, Broadband speeds 40 Mbps, Flood Risk – No Risk.



Agents Note

1). There is a public footpath that runs from the other side of the brook from the entrance to the property to the end of the garden.

Local Authority

Shropshire Council

Council Tax Band - F

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

Referrals

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

Head east on Corvedale Rd/B4368 towards Mayfield Ave, continue to follow B4368 for 4.9 Miles, turn right onto Mill Ln follow the road for 9.0 miles then a Slight right onto Marshgate, destination will be on the left What 3 Words: Swordfish.pumps.piled







Floor Plans



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.