



SAMUEL WOOD

I Shields Cottage, Abbcot, Clungunford, Craven Arms, SY7 0PX

Offers In The Region Of £325,000







# I Shields Cottage, Abbcot

Clungunford, Craven Arms, SY7 0PX



- Glorious Semi Detached Cottage
- Fantastic Views
- Large Garden
- NO ONWARD CHAIN
- Rural Setting
- Potential to improve STPP/Building regulations
- EPC E

Samuel Wood are pleased to present this charming semi-detached cottage in Abbcot, Clungunford. The cottage offers a delightful blend of rural tranquillity and character features. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat.

Upon entering, you are greeted by two spacious reception rooms, one as a sitting room, with a step up to the dining room. These rooms are ideal for entertaining guests or enjoying quiet evenings by the open fire in the lounge. Our understanding is that a large inglenook fireplace hides behind the current fireplace and with some work, could be a beautiful feature to the room. The cottage features a generous kitchen to the rear, complemented by a utility room and a convenient downstairs shower room, ensuring practicality for everyday living.

The first bedroom is particularly impressive, boasting glorious views over the surrounding countryside, making it a serene sanctuary to wake up in. The second and third bedrooms are good-sized single rooms, providing ample space for children, guests, or a home office. Additionally, the large landing area presents an exciting opportunity for further development, potentially serving as an extra bedroom or bathroom, subject to building regulations.

Outside, the property is equally enchanting. A fantastic large garden awaits, featuring both patio and grassy areas, perfect for alfresco dining or simply enjoying the fresh air. At the rear of the garden, a garage and lean-to shed offer valuable storage solutions. Parking is available for one vehicle at the front of the property.

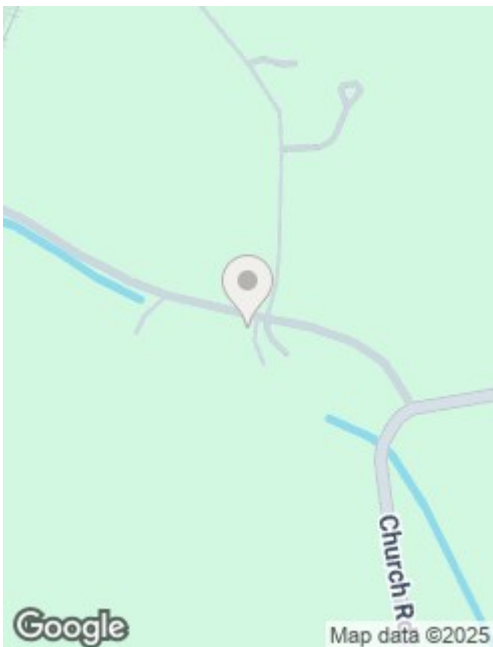
This cottage is a rare find in a beautiful rural setting, combining comfort, space, and potential. It is an ideal choice for those looking to embrace a peaceful lifestyle while remaining connected to the charm of village life.











## Directions

From Cravens Arms, head south on the A49 to Ludlow and at the Craven Arms Hotel roundabout take the 3rd exit onto The Clun Road (B4368). Continue for 1.5 miles to Longmeadow End and turn left onto the B4367 to Clungunford. Continue for 2.5 miles and through Clungunford village and head out past the Church on your right. As you come to a bend to the left, take the right signposted 'Abbcot' and in 60 yards the entrance to the property is the 2nd on your left. A Samuel Wood board will be located at the property.

Services: We understand that the property has Oil fired central heating, mains electric, mains water, private drainage via. septic tank, shared with 4 neighbouring properties.

Broadband Speed: Basic 6Mbps, Superfast 48Mbps

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: B

Agent Note: The driveway is shared with the neighbouring property and access to No.2 Shields Cottage must remain clear at all times.

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](mailto:cravenarms@samuelwood.co.uk). For out of hours enquiries please contact Vicki Oldhams on 07396 879139.





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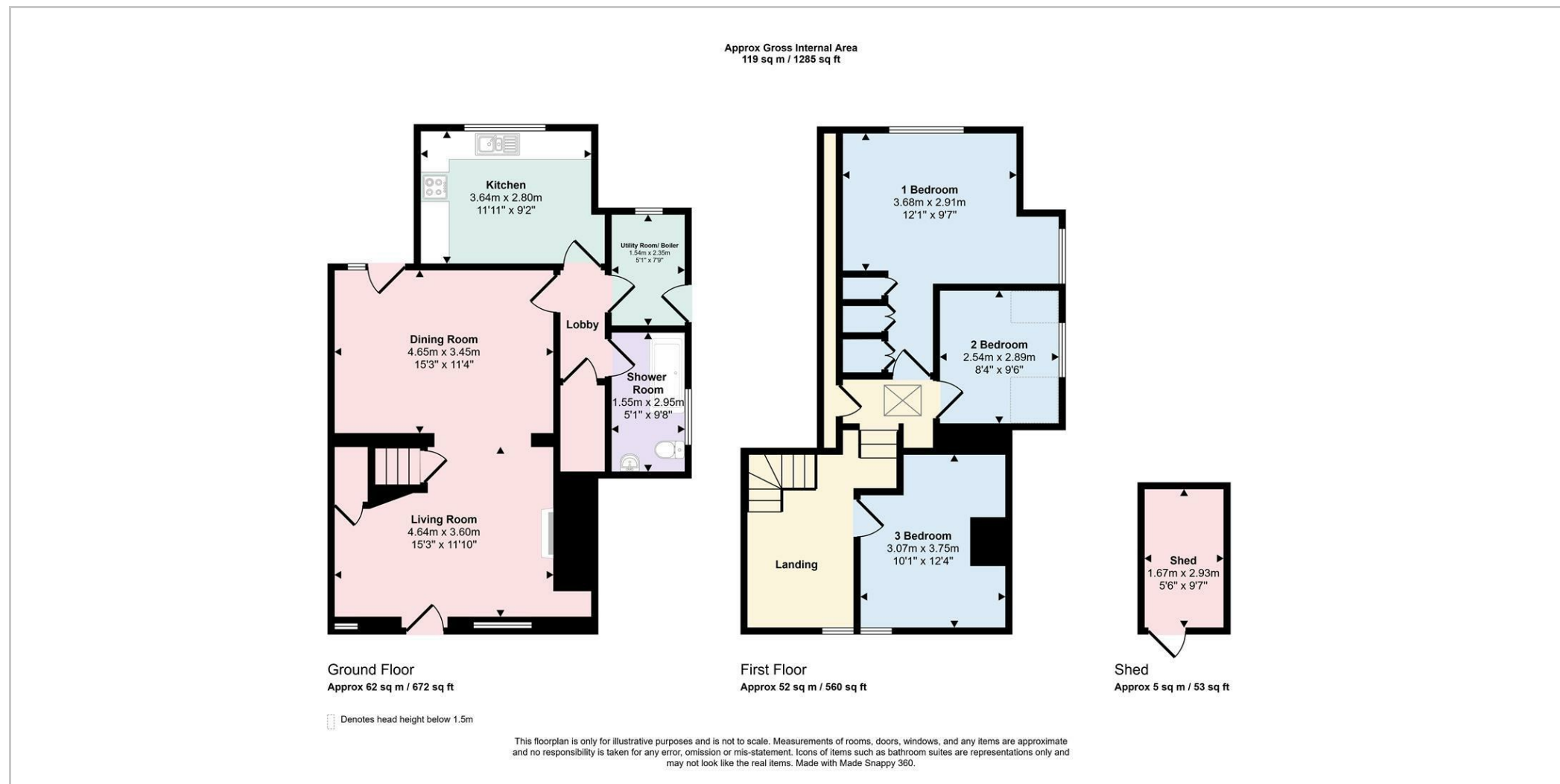




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## Floor Plans



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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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