



SAMUEL WOOD



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Amarant, Newcastle, Craven Arms, Shropshire, SY7 8QX

Offers In The Region Of £565,000



Amarant, Newcastle

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- 3 bedroom detached longhouse
- Rustic character features
- EPC band F
- Unspoilt rural location
- Private location

An Idyllic 3 bedroom detached longhouse in an unspoilt rural location. Nestled into the beautiful South West Shropshire countryside, near to the village of Newcastle. This charming stone property of rustic character looks like a picture perfect country residence, you name it, it's got it! Stone inglenook style fireplaces, exposed floorboards, character ceiling beams, wooden latched doors, deep walls, warmed by oil-fired central heating and log-burning stoves. Set in enchanting grounds extending to approximately 3/4 acre, the property enjoys multiple views over open farmland. A gated single-track driveway to the property offers a private location with parking for several vehicles. Flexible accommodation with an adjoining barn which could be further renovated to incorporate the main property, provide a workshop or annex. Viewing of this hidden gem is highly recommended, EPC 'F'.



Reception Porch

Entrance to the property via a single glazed reception porch, through a wooden front door with stone floor leads through to

Kitchen

with tiled flooring, Belfast sink with drainers to sides, tiled splashbacks, character ceiling beam, double glazed window in white overlooking garden with views of the neighbouring farmland. Having a range of floor standing units, space for fridge freezer and plumbing and space for washing machine. Two doorway openings lead to

Living Room

exposed stone walls and flagstone floors provide a charming living room or dining room, with an abundance of character ceiling beams, supporting pillar, large fireplace with wood burning stove, double glazed upvc window overlooking rear garden. A upvc double glazed door in white leads to conservatory and rear courtyard and garden. Access to first floor via carpeted stairs with storage cupboard under, a latch wooden door leads to

Reception Room 1

This characterful reception room offers an exposed stone fireplace with wood burning stove, raised quarry tiled hearth, flagstone flooring, character ceiling beams and dual aspect upvc double glazed windows in white to front and rear aspect. A doorway opening leads to reception room 2 and a wooden latch door leads to



Downstairs Shower Room

a good sized shower room, with shower cubicle, hand wash basin and W.C. in white and double glazed upvc windows to garden.

Reception Room 2

This wonderfully light room benefits from dual aspect sliding upvc patio doors in white, tiled flooring and a spiral staircase to

First Floor

This traditional long house has 3 good sized interlinked bedrooms with a Jack and Jill bathroom between.

Bedroom 1

Accessed from the staircase, this charming good sized bedroom has character ceiling beams and partition beam frame with dual aspect double glazed upvc windows in white overlooking both front and rear gardens. Continuing through the first floor to

House Bathroom

with wooden latch doors either side of this Jack and Jill bathroom, comprising of a bath, hand wash basin and W.C. in white. Having exposed wooden floor boards, ceiling beams, velux skylight window, upvc window in white to rear elevation and spotlight ceiling lights. A wooden latch door leads to

Bedroom 3

with exposed wooden flooring, ceiling beams, velux skylight window and dual aspect double glazed upvc window in white overlooking gardens. A doorway opening leads to

Bedroom 2

with windows to rear elevation, character ceiling beams, exposed wooden flooring and spiral staircase to ground floor.

Barn

Adjoining the main property is a good sized barn with W.C. and basin, the barn provides further storage or opportunity for renovation. Potential to incorporate into main house, or separate annex to offer additional space or accommodation.

Outside

The property is approached by a private driveway, a gated entrance and cattle grid precede areas of lawn to either side of the driveway, with mature trees and shrubs to the front of the property. The driveway continues to the rear of the house, where there is a secluded, established garden with flower borders, plants, trees, shrubs and lawn leading to further patio area.

Services

Mains connected electricity, oil-fired central heating system, private water and drainage. Telephone and Broadband to BT regulations.





Local Authority

Shropshire Council

Council Tax

Band: D

Tenure

We understand that the property is Freehold.

Viewings

Contact the Craven Arms Office 01588 672728 or Ludlow Office on Tel: 01584 875207

Out of Office Enquiries

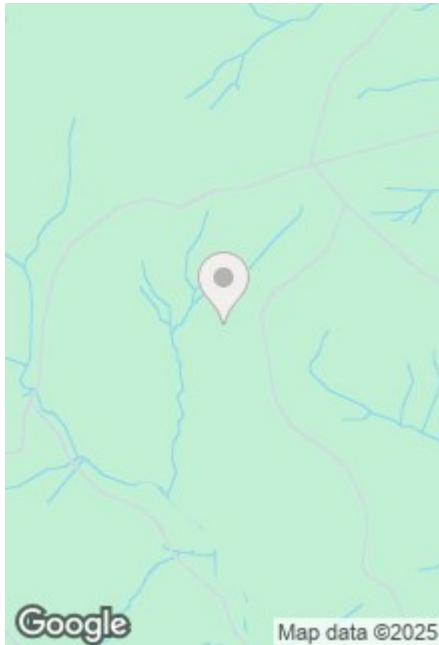
Please phone Vicki Oldhams on 07396 879139

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.

Further Directions

Satellite Navigation will not direct you to the property using the postcode, you may find the following information useful: - What 3 Words divide the world into 3 metre squares and gave each square unique combination of three words. It's the easiest way to find and share exact locations. Download the free app on Apple App Store or Google Play and Navigate to: - [///treetop.much.forgiving](http://treetop.much.forgiving)



Directions

DO NOT FOLLOW SATELLITE NAVIGATION. As you enter Newcastle (travelling from Clun), after passing the Crown Public House on the right, the road bears left, but take the right turn before the bend. Continue passed Newcastle Hall for approximately 2 miles until you reach a fork in the road, keep right (signposted Brookhouse and Two Crosses) and stay on this lane for a further 2 miles until the lane bears to the right, Brookhouse Animal Sanctuary will be in front of you, signposted 'Two Crosses' and 'Mainstone'. Follow the lane to the right and after 0.7 miles, Amarant will be on your right-hand side.





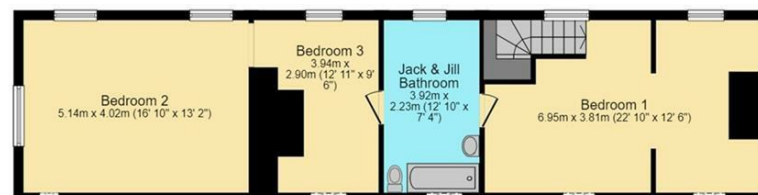




Ground Floor



First Floor



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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