



SAMUEL WOOD

Brook Cottage, 27 Lydbury North, Craven Arms, Shropshire, SY7 8AU

Offers In The Region Of £200,000



Brook Cottage, 27

Lydbury North, Craven Arms, Shropshire, SY7 8AU



- Delightful Semi Detached Cottage in need of Modernisation
- Driveway Parking
- Character Features
- EPC Pending
- Village Location
- 2 Bedrooms
- Close to well regarded Primary School
- NO ONWARD CHAIN

Samuel Wood are pleased to present in the charming village of Lydbury North, this delightful semi-detached Cottage which offers a unique opportunity for those looking to invest or for first-time buyers seeking a project. Dating back to the 1600s, this period property is brimming with character and original features, making it a truly special home.

The cottage comprises two well-proportioned bedrooms, with the main bedroom featuring a built-in cupboard and a convenient small cloakroom. The second bedroom, a cosy single, showcases the lovely character beams that add to the property's charm. The good-sized living room is a highlight, boasting exposed beams and a feature fireplace, creating a warm and inviting atmosphere for relaxation and entertaining.

The kitchen is small in size however has lots of worktop space and storage with the added bonus of under stairs storage and has stairs leading off, providing access to the rest of the home. The rear lobby offers practical space, including a separate W.C. and a double shower with a sink, ensuring convenience for residents and guests alike. Additionally, there is a door leading to the side drive, which provides access to a detached garage, perfect for storage or as a workshop.

Parking is available with gated access for one vehicle, making it easy to come and go. The property is ideally located close to a well-regarded primary school, making it a suitable choice for families.

This sweet cottage, with its rich history and potential for modernisation, awaits a new owner to breathe fresh life into its charming spaces. Don't miss the chance to make this period gem your own.





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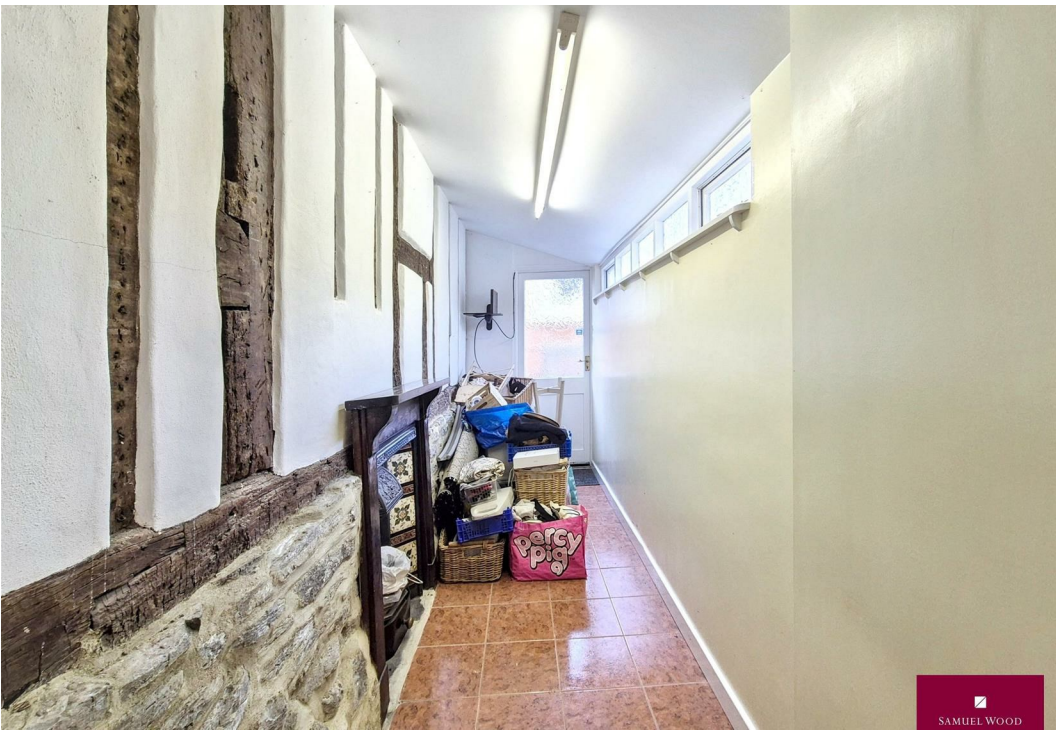
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Directions

Coming from Craven Arms, enter Lydbury North village on the B4385 (Bampton Road) and continue pass the Church and then take the next right sign posted the Village Hall. In around 130 yards you will find the property on your right.

Services: We understand that the property has Electric heating, mains electric, mains water, and mains drainage.

Broadband Speed: Basic 16Mbps, Superfast 72Mbps

Flood Risk: High, has flooded in the past 5 years. Please refer to the office for more information.

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

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.

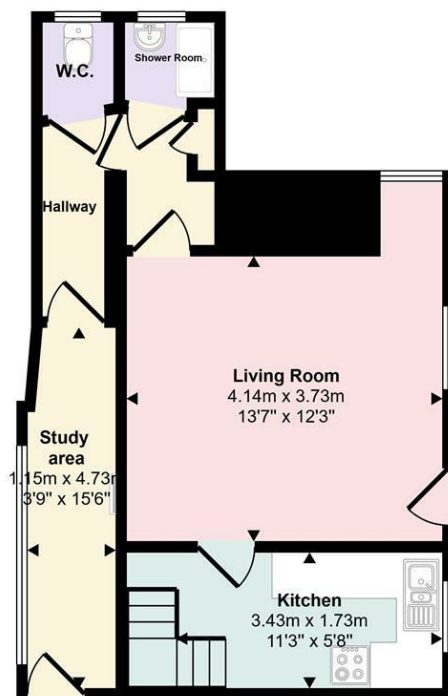


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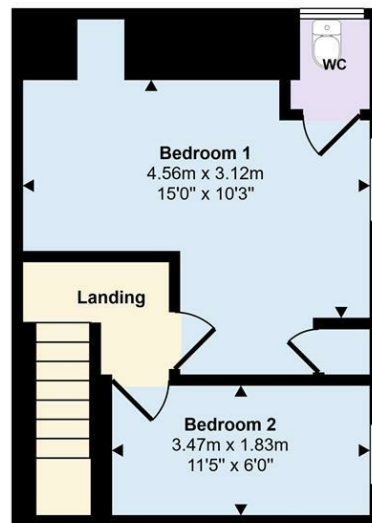


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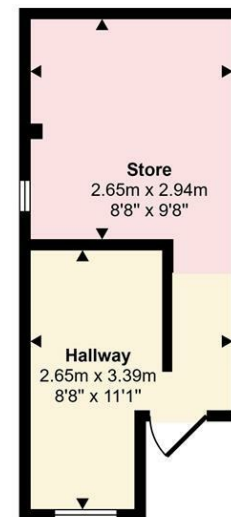
Approx Gross Internal Area
84 sq m / 908 sq ft



Ground Floor
Approx 39 sq m / 422 sq ft



First Floor
Approx 30 sq m / 320 sq ft



Outbuilding
Approx 15 sq m / 166 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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
Tel: 01588 672728 | cravenarms@samuelwood.co.uk