



SAMUEL WOOD

1 Church Cottage, Lydbury North, Craven Arms, Shropshire, SY7 8AU

Asking Price £475,000



1 Church Cottage

Lydbury North, Craven Arms, Shropshire, SY7 8AU



- Fantastic Large Detached Home
- 3 Double Bedrooms
- 3 Reception Rooms
- Large Wrap Around Gardens
- Perfect Village Location
- Large Garage/Workshop and other outbuildings
- Seperate Utility
- EPC D

This charming and beautifully presented three-bedroom detached home offers a wonderful blend of character, space, and modern convenience, situated in the heart of the picturesque village of Lydbury North.

Stepping inside, you are welcomed by three generous reception rooms, each offering unique appeal. The inviting living room boasts a stunning feature fireplace housing a Clearview stove, creating a warm and cosy atmosphere. A separate dining room provides an elegant space for entertaining, featuring French windows that open onto a delightful patio area. The large, heated conservatory offers a versatile space, with patio doors leading directly to the front garden, ensuring year-round enjoyment of the outdoors.

The heart of the home is the superb breakfast kitchen, thoughtfully designed with ample workspace and storage and 2 large cupboards, one utilised as a pantry. The Range cooker is a treat for any culinary enthusiasts and the room is large enough to entertain guests whilst you prepare their meal. All complemented by a separate utility room and a convenient downstairs cloakroom.

Upstairs, three spacious double bedrooms offer comfortable accommodation. The master bedroom, a tasteful rear extension, is a true retreat, complete with a stylish ensuite shower room and a stunning sun lantern, flooding the space with natural light. The family bathroom is well-appointed with a shower over the bath and includes a practical laundry cupboard.

Outside, the property continues to impress. Numerous outbuildings provide exceptional storage and hobby space, including a converted garage workshop with an additional rear room, currently home to an impressive train set. There is also a log store, a greenhouse, and a second garage with enclosed doors. The beautifully maintained gardens and multiple patio areas offer a peaceful and private setting.

A truly unique home offering charm, space, and versatility, One Church Cottages is a must-see property.







Directions

From the Craven Arms office head towards the A49 and turn left towards Ludlow. At the Craven Arms Hotel roundabout take the 3rd exit onto the Clun Road (B4368). Continue along this road for 4 miles until you take a right to Bishops Castle (B4385). Continue along this road for 3.9 Miles and as you enter Lydbury North Village pass the village shop on your left and take the 2nd left. The property is first on your right.

Services: We understand that the property has oil fired central heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 20Mbps, Superfast 80 Mbps.
Results provided by Ofcom and correct at time of listing

Flood Risk: No Risk.

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

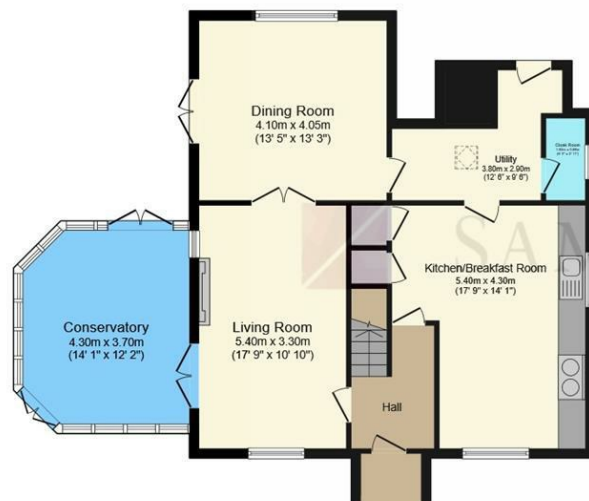
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

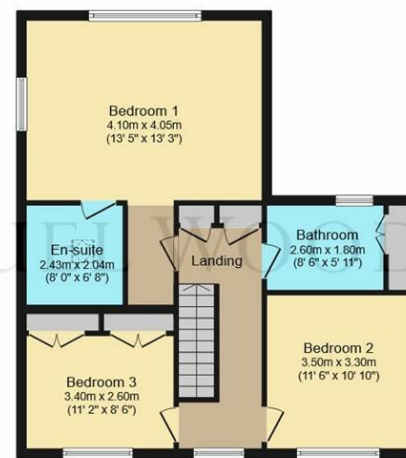
Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.



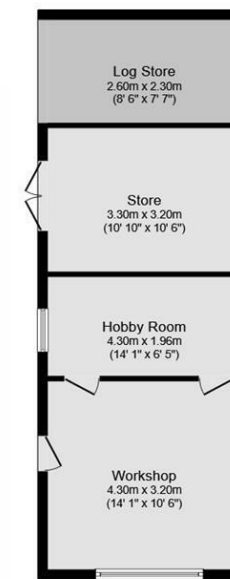




Ground Floor
Floor area 91.8 sq.m. (988 sq.ft.)



First Floor
Floor area 67.8 sq.m. (729 sq.ft.)



Outbuilding
Floor area 52.5 sq.m. (565 sq.ft.)

Total floor area: 212.0 sq.m. (2,282 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

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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