



Clive Cottage, Lydbury North, Shropshire, SY7 8AU

In the beautiful village of Lydbury North off a "no through road" is this charming detached Cottage, Standing in generous sized Gardens the property has oil central heating to Ground Floor Reception Hall, Living Room, Dining Room, fitted Kitchen and Breakfast Room plus Cloakroom. On the First Floor are 3 Double Bedrooms and Bathroom. Garage, Outbuildings and pretty Gardens. EPC Rating F

Offers In The Region Of: **£350,000**

Lydbury North Is approximately 4 miles from Bishops Castle and around 9 miles from Craven Arms with the historic market town of Ludlow some 18 miles distant. Lydbury North also benefits from a shop with post office, school, church, public house and new village hall.

Reception Hall With door to

Dining Room With window to 2 elevations, radiator and exposed timber ceiling beams, centre and wall lights. Door leads to inner lobby. Further door to



Sitting Room With window into garden, fireplace, exposed ceiling beams, radiator and wall lights.



Kitchen Being very nicely furnished with a range of bespoke solid oak wall and floor units and granite work surface, stainless steel sink unit, integrated fridge freezer and dishwasher, built in microwave and oven. Planned space for washing machine and tumble dryer. Tiled splash backs, tiled flooring. Ceiling spot lights and windows to rear courtyard. An archway leads to the

Breakfast Area With tiled floor, radiator, window to side, door to rear Porch and door to



Cloakroom With w.c, wash hand basin and radiator.

First Floor Landing

Bedroom 1 With window to garden, radiator and built in wardrobe.

Bedroom 2 With window to garden, radiator and built in wardrobe.



Bedroom 3 With Window to rear, radiator and built in wardrobe.

Bathroom Being nicely appointed with panelled bath with shower, w.c, and hand basin,. Radiator and tiling to dado. Linen cupboard with slatted shelving .



Outside: The property is approached off the "no through road" onto a tarmacadam parking area to the rear of the house where there is also a Workshop, Garden Store and oil tank. The drive continues to a detached Garage measuring 4.8m x 2.6m .

A feature of the property is the wonderful garden having terraced areas, pathways, lawn and extensive herbaceous borders with a number of ornamental and fruit trees. Located within the garden is a summerhouse and second garden store.



Services: We understand that mains electricity and drainage are connected. The water is currently a private supply for the Plowden estate but understand mains water is near by if required. Oil central heating.

Directions When you come into village of Lydbury North from Bishops Castle. You will see the school on the left hand side. Immediately past the school turn left. Continue up the lane until it forks to the right (follow to the right) and Clive Cottage will be seen on the right hand side.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND Tel 0345 678 9000.

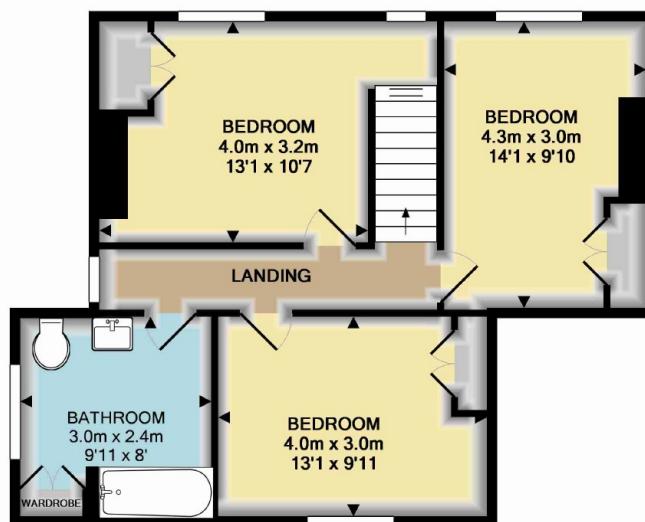
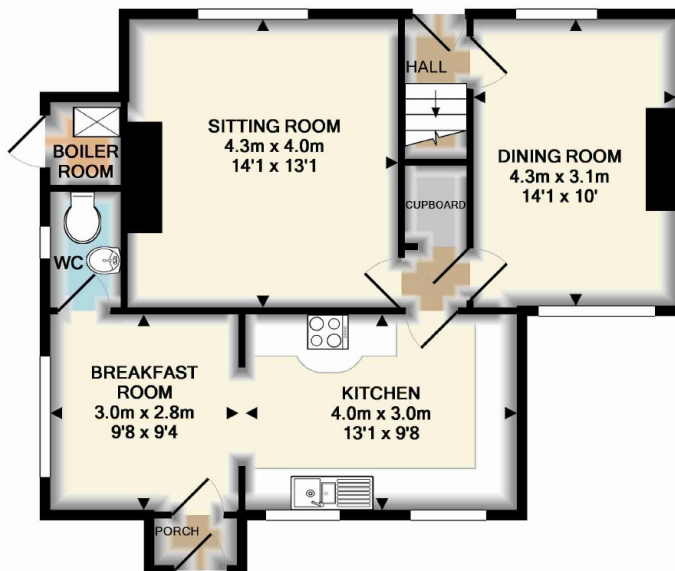


Tenure We understand that the property is Freehold.

Viewing Strictly by appointment with the Agents on 01588 672728.

Outside Office Hours Please contact Anthony Wood on 01588 673890.





TOTAL APPROX. FLOOR AREA 111.3 SQ.M. (1198 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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