



11, Tyndings
Bucknell, SY7 0AW

Price
£290,000

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11 Tyndings

Bucknell

Situated in the popular village of Bucknell, on the Shropshire/Welsh border is this three bedroom, semi-detached home. The property is presented to a very high standard and boasts beautiful views of the countryside. The property also benefits from oil heating, double glazing, enclosed, landscaped front and rear garden, detached studio/home office, garage and driveway parking. Viewing is highly recommended to appreciate the property on offer.

- Semi-Detached family home
- Three double bedrooms
- Garage, parking
- Enclosed garden
- Detached studio/home office
- Countryside views
- Popular village location
- EPC D
- Shropshire Council tax band B

Directions

Upon entering Bucknell, pass over the railway crossing, take the left hand turn. Follow the road to the right passing the church on the right hand side. Take the left hand turn onto Chapel Lawn Road and follow the road. Take the sixth turning where the property can be found on the left hand side.



Total area: approx. 118.1 sq. metres (1271.3 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

11 Tyndings

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence or otherwise for any loss arising from the use of these particulars is hereby excluded.

Introduction

A well presented semi-detached property located in the popular village of Bucknell which is within the Shropshire Hills Area Of Outstanding Natural Beauty and has accommodation comprising: entrance hall, living room, kitchen/dining room, utility room, cloakroom, three double bedrooms and family bathroom. The property also benefits from a detached studio/home office, garage and driveway parking.

Property description

The oak door with canopy porch above opens into the entrance hall where you are greeted by high quality fixtures including bespoke solid oak doors and oak flooring which flows throughout the ground floor. Has access to the primary rooms and the staircase to the first floor. The living room has French doors opening onto a decked area and a bay window to the front allowing natural light to flood the room. A brick fireplace with slate hearth and oak mantle, inset with a wood burning stove creates a cosy focal point to the room. The kitchen is a fantastic place for entertaining guests whilst making sure you are not away from the conversation. It is fitted with wall, base units and an island, all with oak worktops. The island has wine storage and breakfast area and an electric induction hob. There is a top of the range, recently installed Rayburn for cooking but also controls the heating and water for the house. A ceramic sink has a window above with a view to the front and there is an integrated dishwasher, space for an American style fridge freezer and a great pantry cupboard. There are two windows to the side and from the dining area, French doors open to the decked area. From the dining area opening with step down leads to a side entrance with a stable door, access to the cloakroom with WC and access to the utility. The utility has base units inset with a sink with a window above to the rear. There is space and plumbing for a washing machine and tumble dryer and a bespoke timber, coat and boot holder. The bespoke, oak banister staircase leads to the first floor bedrooms and family bathroom. Bedroom one is a double with dual aspect windows to each side. Bedroom two is a double with a window to the side. The third bedroom is a double and has a window to the front. The family bathroom is fitted with a white WC, basin and three quarter sized P shaped bath with a shower above.

Gardens, parking and garage

The front garden is enclosed by a fence with a gate opening to a path which leads to the front door and has an area laid to lawn to each side. The rear garden has been landscaped and well thought out and planned by the current vendors. It is fully enclosed by a fence. There is an area laid to lawn, bordered with sleepers and a patio area laid to decorative stone provides peaceful space to relax in the warmer months. The real wow factor is the decked area which extends dining with guests in the summer time and creates a relaxed feel with beautiful views of the countryside. There is a pedestrian gate to the rear. The timber garage is accessed from a rear service road and has two doors opening to the front and a pedestrian door to the side with a concrete base and benefitting from light and power with workshop space. There is a shed with a large wood store to the side. The front of the property is laid to decorative slate and provides parking for two cars.

Detached studio

3.6m long x 2.92m wide

Accessed via two patio doors is the studio which has light, power, fully insulated and heated. It could also be used as a home office or garden room.

Location

Bucknell is a popular village tucked away on the edge of Shropshire in a designated Area of Outstanding Natural Beauty. The village is well serviced with a butcher, village shop, popular primary school, petrol forecourt, two public houses and a train station with rail links to Shrewsbury and Swansea on the Heart of Wales line. Nearby is the village of Leintwardine with further amenities including a doctors surgery, two public houses, a convenience store, a petrol station and a butchers. Further afield are the towns of Ludlow at 10 miles distance and Knighton 5.5 miles away, both offering a wider variety of services including health care, independent traders, supermarkets and schooling.

Services

Mains electricity, water and drainage are connected. Oil heating.

The Central heating system was replaced fully in 2019 to include new Rayburn, oil tank and radiators.

Shropshire Council Tax Band B

Agents Notes

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

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69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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