



Redlake Reach, Bridgend Lane, Bucknell, SY7 0AL
Offers Over £650,000

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Redlake Reach, Bridgend Lane Bucknell

This impressive family house has five bedrooms and has been lovingly extended and refurbished by the current owners. The result is a stunning family home with an impressive bespoke open plan kitchen / dining area which leads onto a large deck overlooking the river and enjoying private gardens in a peaceful area of the Shropshire Hills. The property is located on the fringe of Bucknell, which offers a range of amenities and accessibility to the historical market town of Ludlow and the towns of Craven Arms, Knighton and the village of Leintwardine.

FEATURES

- Detached extended, reconfigured and refurbished property
- Secluded village setting with views onto surrounding hills
- Impressive open plan living space
- Five bedrooms, three bathrooms
- Parking, gardens and summer house
- Offered for sale with No Onward Chain
- Starlink Internet



Material Information

Offers Over £650,000

Tenure: Freehold

Local Authority: Shropshire

Council Tax: F

EPC: D (63)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

Redlake Reach is a five bedroomed detached family home that has undergone extensive refurbishment by the current owners. It is situated off a quiet no through road in an area of outstanding natural beauty. With an annex consisting of a bedroom with an en suite and a large utility room and its own entrance, it offers the potential for an Air BnB or family annex. The property sits in an area of outstanding beauty on the edge of the village of Bucknell with the River Redlake running along one side of the property and extensive countryside to the other. The village benefits from a railway station, primary school, post office, butcher, pub and village store with a petrol station.

The Accommodation Comprises Of: Kitchen, dining room, living room, study, utility room and 5 bedrooms, down stairs toilet, family bathroom and separate shower room upstairs, Boarded loft with development potential. Redlake Reach has two attractive locally sourced and built porches to the front and above the annex / fifth bedroom.

Property description

The property is approached by a gravel driveway up to the front porch with a front door that leads into the hallway. This then flows to the living room, study, kitchen/ dining room and a ground floor cloakroom which has a large under stairs cupboard and stairs rising to the first floor. The impressive kitchen dining room is a large open space which has been extended and includes a large roof lantern with ample space. Off the kitchen are large sliding double glazed doors leading onto an impressive deck.

The kitchen has been remodeled by the current owners and has been fitted with an extensive range of bespoke drawers and cupboards. Miele appliances include two eye level pyrolytic ovens, a Bosch integrated dishwasher, a wine cooler housed under the island, which is affectionately known as "The Continent" with a large single piece of granite with an inset sink. There are spot lights along the kick-boards of the kitchen and low level handmade Pooky lights above the

island making this a truly impressive space.

From the kitchen, there is a door to the drive and another to the boiler room which has fitted racks for coats and shoes. Off the kitchen is the utility room which is fitted with numerous storage cupboards and wardrobes and space for fitted white goods. There is a back door leading to an impressive large deck that enjoys privacy and views of the river and is a perfect space for entertaining.

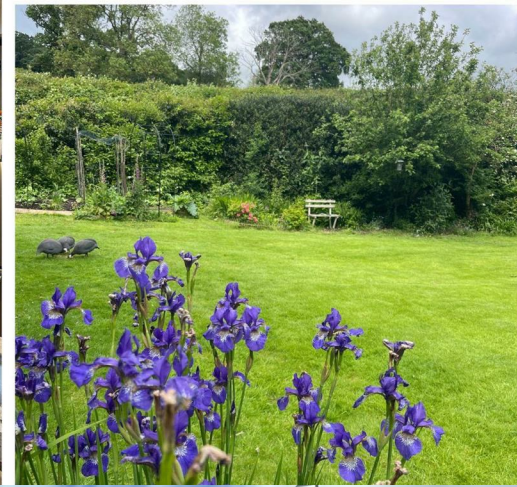
Off the utility room is a double bedroom which has a modern en-suite shower room which could be used as a separate living space to the main house. To the other side of the kitchen is a study with double doors leading to the living room, this has a large Charnwood wood burning stove.

On the first floor there are four bedrooms, bedroom one has a dressing room with views over the garden and space for wardrobes. The two double bedrooms upstairs to the back of the house have fitted wardrobes the fourth bedroom currently has twin beds in it. The family bathroom is fitted with a white suite with an over head shower and tiled walls. There is also a separate walk in shower.

Gardens and parking

The property is accessible off a single track, no through road that leads to a bridal way and woods. The property has timber double gates leading onto a gravel driveway with parking for numerous vehicles. The gardens are surrounded by mature evergreen trees, hedging and fencing and the River Redlake, this river runs through the heart of the village and has an abundance of natural wildlife.

To the left of the property is a large lawned area with mature flower bed borders and raised vegetable beds. This leads to the summer house where there is a gate to the amenity area with access to the river. This area is currently used as compost and wood storing and cutting area. This could be landscaped to create further garden space.





Location

Bucknell is a popular village tucked away on the southern edge of Shropshire in a designated area of outstanding natural beauty. The village is well serviced with a butcher, village shop with petrol forecourt popular primary school, a public house, post office, garage and a garden nursery.

The church offers various activities to the community. There is also private independent school nearby. The train station has links to Shrewsbury and Swansea on the Heart of Wales line. In the nearby villages there are doctor's surgeries. The historical market town of Ludlow is 10 miles distance away and Knighton 5.5 miles away, both offering a wider variety of services, including healthcare, independent, traders, supermarkets, and schooling.

Services

The property has double glazed windows throughout, mains electricity, septic tank drainage and an oil fired heating system. Shropshire County Council tax band F.

Agents Notes- Money Laundering Regulations

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.

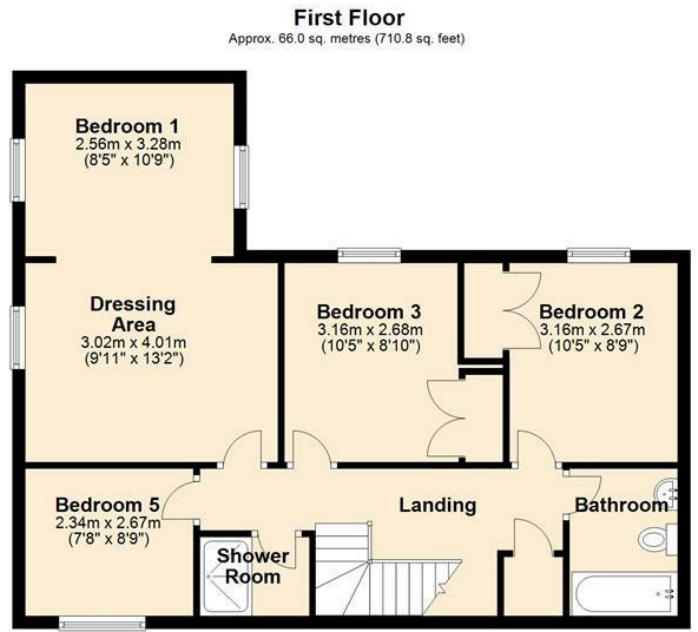


DIRECTIONS

Using what three words the property can be found using ///cured.soon.impairing







Total area: approx. 173.9 sq. metres (1871.9 sq. feet)

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

Redlake Reach

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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