

# PEN-Y-LAN

£550,000



“A charming, country cottage”

Longmeadow End, Shropshire

Situated in a small Shropshire hamlet, Pen-Y-Lan backs onto open fields, giving a lovely rural outlook; with character features on display throughout, this much-loved, charming country cottage has been extended to provide spacious living accommodation and offer a perfect slice of rural living.

- Much-loved home
- Thoughtfully extended
- Charm and character
- Cottage garden
- Three double bedrooms
- Easy access to amenities
- Parking
- Overlooking open fields



Decorative timbers, stonework and traditional masonry create an attractive façade to this quaint country residence, the approach is made via a set of double gates, opening out to the pretty gardens and completing the idyllic backdrop.

Inside, the accommodation is deceptively spacious and has an easy flow around the property. Enter via the front porch, with plenty of room for hanging coats and storing boots and shoes. Continue to the main, oak-framed hallway, off which the majority of the ground floor rooms lead.

To one side of the property is the country kitchen, featuring wooden painted ceiling timbers, tiled floor, a centre chopping block, space for an oven and attractive white cupboard units with ample storage and countertop workspace. An Italian wood-burning oven sits within a decorative brick enclave and creates a focal point to the room as well as a warm, homely atmosphere. A pretty picture window overlooks the garden and a set of stairs leads up to the first floor. The spacious utility room sits to the side of the kitchen, housing all the home's white goods; there is also a door leading out to the garden.

The dining room has bags of charm with a rustic tiled floor, exposed ceiling timbers and a fireplace with wooden mantle; this cosy room is the perfect space for gathering the family together at mealtimes or entertaining friends. Further along the bright hallway lies the study and, next, the family living room. This generously proportioned room has windows to two aspects and features a Clearview wood burning stove as well as a set of stairs up to the master bedroom suite.



A modern wet-room with floor to ceiling tiles completes the downstairs.

Upstairs, the master bedroom, although large, has a cosy feel courtesy of exposed ceiling trusses and wooden built-in wardrobes, there is also a large dressing space or seating area and an attached en suite bathroom. A door directly access the second bedroom, this room can be isolated from the master or used to provide convenient access if used as a dressing room or child's nursery. The second bedroom overlooks the garden and is serviced by an attendant WC and second set of stairs, which also accesses bedroom three: another good-sized double with views across the garden and adjacent countryside.





**Outside:** A double five-bar gate leads onto the driveway, which provides ample parking. (There is planning permission in place to move the driveway further down the garden and to add a Border Oak-style garage, if required). The south-facing garden is predominantly laid to lawn and flanked with mature trees, hedging and shrubs. There is a garden shed and wood store as well as a patio seating area: a great spot of enjoying an evening drink or summer barbecue.

The property's convenient road-side access gives the benefit of life in the countryside but without the driving difficulties often experienced navigating winding lanes in adverse weather.

**Area:** Longmeadow End is a small rural community in south Shropshire, along with its neighbouring villages of Aston on Clun and Broome. Aston on Clun has a sweet little community shop, supplying all of life's essential groceries as well as The Kangaroo Inn. The town of Craven Arms is approx 1.5 miles away and has a supermarket, two service stations, cafés, fish and chip shop, school, railway station, Shropshire Hills Discovery Centre and the English Heritage Stokesay Castle. The larger town of Ludlow is a short drive away. There is also a bus stop around 30m from the property.

**At a glance:**

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	TBC
Heating:	Central heating; LPG
Services:	Mains water and electricity; private drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes

\* correct as of instruction date | \*\*Source: BT

EPC and floor plan available on the website.

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