



Nos 1 & 2 Grange Cottages  
Leintwardine, Nr Craven Arms

**barbers**RURAL  
rural surveyors & property agents



# Nos 1 & 2 Grange Cottages

Leintwardine | Craven Arms | SY7 0NB

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Leintwardine 1.5 miles | Wigmore 2 miles  
Craven Arms 8.5 miles | Ludlow Station 7.5 miles  
Hereford 20 miles | Bridgnorth 29 miles | Shrewsbury 29 miles

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TWO THREE-BEDROOM, SEMI-DETACHED COTTAGES  
SITUATED IN A TRANQUIL LOCATION  
WITH STUNNING VIEWS AND POTENTIAL TO  
CREATE A FOREVER FAMILY HOME

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Two three-bedroom, semi-detached cottages

Fabulous opportunity to create a unique, forever family home

Stunning location with far-reaching views across beautiful Shropshire countryside

Private, tranquil location close to popular, idyllic village

Near to historic, medieval walled-town of Ludlow

Cottages are similar but not identical and lend themselves to create one property

Available either together or separately

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**bR**





No 1 Grange Cottages

### The Properties

These two semi-detached cottages have been let to long-term tenants and, whilst perfectly habitable, would undoubtedly benefit from updating and modernisation. Whilst they are available to purchase individually, due to the stunning, tranquil and private location, this is an amazing opportunity for a buyer to purchase both in order to create a unique, forever family home (subject to any necessary planning consent). The cottages are well-positioned in the middle of the plot and could, with vision and careful planning, make a handsome and substantial single property.

### No 1 Grange Cottages (left hand property)

To the ground floor is a cosy sitting room with log-burning stove, a small kitchen with a full range of units and space for appliances, a dining room, a store room and a bathroom. To the first floor are three bedrooms and a WC.

### No 2 Grange Cottages (right hand property)

To the ground floor is a good-sized, open-plan kitchen with a range of units and dining area, a sitting room with log-burning stove, a rear hall with storage area and a bathroom. To the first floor are three bedrooms, a second bathroom and a separate WC.

### The Gardens

The gardens to both cottages are of a good size and whilst they slope quite steeply, they provide the most marvellous view from the top-perfect for morning coffee or evening sundowners. No 2 has a timber garden shed and a small patio area. No 1 has a polytunnel and patio area. Both cottages have ample parking to the front with room for garages.

### The Location

The cottages, with such huge potential, are nestled into the beautiful South Shropshire countryside with far-reaching views across open farmland. Within reasonable walking distance (1.5 miles) is the pretty village of Leintwardine complete with gastro pub, medical centre, petrol station with Spar and a traditional butcher's shop. Slightly further afield is Wigmore which has a small range of shops along with primary and secondary schools with additional schools and amenities at Craven Arms. The medieval town of Ludlow, popular for its amazing half-timbered architecture and artisan food fairs, is just 7.5 miles away and has a wide range of facilities including restaurants, schools, supermarkets and a train station.



No 1 Grange Cottages



No 1 Grange Cottages



No 2 Grange Cottages



No 2 Grange Cottages



### Services

Both Nos 1 & 2 have mains electric connected with drainage to a shared septic tank and oil-fired central heating. A borehole provides water to both properties, this is located on land within third party ownership and the cottages will be required to pay for their own water supplies. (Mains water is believed to be available in the road but is not connected, any connection would be at the buyer's cost).

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

### Tenure

We are advised that the property is freehold with vacant possession on completion.

### Council Tax Band

No 1 Tax Band C.  
No 2 Tax Band B.

### Local Authority

Herefordshire Council, Plough Lane, Herefordshire. HR4 0LE

### Viewing

Viewing is strictly by appointment with and accompanied by the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

### Location

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