



SAMUEL WOOD

Slack Cottage Hope Bagot Lane, Knowbury, Ludlow, Shropshire, SY8 3LF

Offers In The Region Of £650,000



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- 4 Bedroom Detached House
- Extensively Renovated in 2021
- Upgraded Double glazing/velux windows and doors throughout.
- Bespoke Carpentry & Joinery Throughout
- New Kitchen & Bathrooms
- Multifunctional Family Home
- Hobby Room, Garage & Parking
- Garden Office/Bedroom

Nestled on Hope Bagot Lane, Knowbury, this stunning detached house offers a perfect blend of modern living and charming character features. With four/five spacious double bedrooms and two well-appointed bathrooms, this home is ideal for families seeking comfort and style. The current vendors have put in a beautiful kitchen, modern bathroom and ensuite, fantastic oak doors, a garden office with annex potential. Viewing this property is highly recommended as there is so much more than meets the eye. EPC - D

Upon entering, you are greeted by a welcoming reception hall, directly off that is the boiler room providing some fantastic storage and a convenient "Thomas Crapper" suite WC. The property boasts two inviting reception rooms, including a delightful sitting room with a stone fireplace and clearview stove fitted, bespoke oak shelving, cabinets and oak flooring. A cleverly named second reception room, affectionately referred to as the "room of requirement" by the current owners has a wood burner and flooring matching that of the sitting room. This adaptable space can serve multiple purposes, catering to your family's needs.

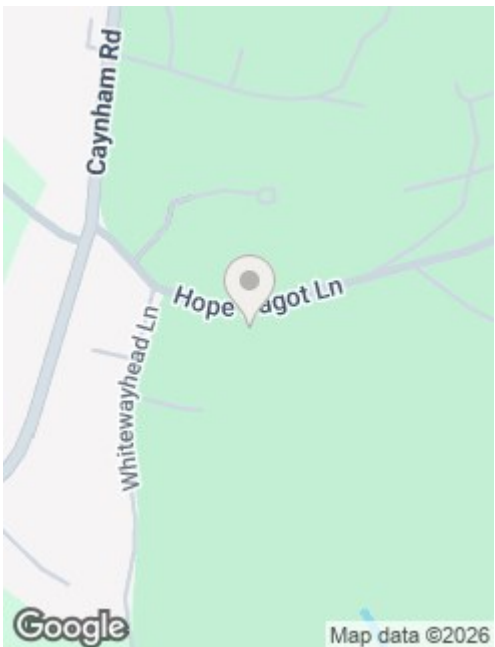
The heart of the home is undoubtedly the fantastic kitchen diner, which has been thoughtfully designed to create a warm and inviting atmosphere for both cooking and entertaining. New in 2021 the Masterclass kitchen with integrated hob, oven and dishwasher along with space for dining table and chairs to seat up to 8 people.

The first floor accessed by an oak and glazed staircase, has had complete refurbishment including floorboards, electrics, lighting and insulation both walls and loft. The accommodation features four double bedrooms all with bespoke oak carpentry including doors and wardrobes. The main bedroom includes a beautiful oak dressing table, modern ensuite shower room in a Thomas Crapper suite, ensuring privacy and convenience. The main bathroom enjoys a new suite which features a P-shaped bath, with shower and curved shower screen fitted.

Outside, the property is equally impressive, with driveway parking available for up to six vehicles, making it ideal for families with multiple cars. A garage measuring to the size of a double, which has recently been reroofed providing excellent storage with light and power. Additionally, there is a fantastic outdoor office or potential annex, with light and power, complete with a small kitchen area and shower room, providing a perfect space for work or guests. There is also a Sheppard's hut in the garden that is currently set up as an art room but provides fantastic hobby space with light and power fitted. The garden features a good size lawn and lovely patio new in 2023 perfect for summer dining and hosting.







Directions

what3words ///mixture.delay.hairspray

Agents Note: The neighboring property has a right of access for maintenance only of their property in part of the rear garden.

Services: New central heating system, boiler and radiators throughout and pressurised hot water system. Heating is Oil fired, Mains electric, Mains water, Mains drainage.

Broadband Speed: Basic 11 Mbps, Superfast 80 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.





Floor Plans



Ground Floor
Floor area 108.7 sq.m. (1,170 sq.ft.)

First Floor
Floor area 92.8 sq.m. (999 sq.ft.)

Garden Office
Floor area 28.2 sq.m.
(303 sq.ft.)

Outbuildings
Floor area 30.8 sq.m.
(331 sq.ft.)

Total floor area: 260.5 sq.m. (2,804 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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