



SAMUEL WOOD

The Old Forge Newcastle, Craven Arms, SY7 8QL  
Offers In The Region Of £425,000



# The Old Forge

Newcastle, Craven Arms, SY7 8QL

- 2 double bedrooms
- Large breakfast kitchen
- Utility area with laundry cupboard
- Large level lawn, a 1/3 acre plot
- Stone barn with workshop ripe for conversion
- Potential 3rd bedroom in attic
- Log burning stove
- Walk-in shower room
- Open barn for storage
- Rural village location

Located in the charming area of Newcastle, Craven Arms, this delightful detached bungalow offers a perfect blend of comfort and potential. Spanning an impressive 2,481 square feet, the property boasts two spacious double bedrooms, making it an ideal home for small families or couples seeking extra space. The warm and inviting sitting room features a log-burning stove, perfect for cosy evenings, while the large breakfast kitchen can accommodate an extending dining table, perfect for family living.

The bungalow also includes a generous utility area, providing ample space for a washing machine and tumble dryer, along with a convenient laundry cupboard. The well-appointed walk-in shower room, complemented by an additional separate W.C., adds to the practicality of this lovely home.

One of the standout features of this property is the potential to create a third bedroom in the attic, which is already plastered and fitted with radiators, requiring only the installation of a staircase. This flexibility allows for future expansion to suit your needs.



Outside, the property truly shines with a large level lawn and a driveway that can accommodate up to 8 vehicles, making it perfect for entertaining guests. Additionally, the open barn offers valuable storage space, while the stone derelict barn with an attached workshop presents an exciting opportunity for conversion, subject to planning permission. This could serve as a dual family living space, a holiday rental, an art studio, or a home office.

In summary, this bungalow is not just a home; it is a canvas for your imagination, set in a picturesque location with ample outdoor space and endless possibilities.

## Front Exterior

The exterior of the property features a charming blend of traditional stone and timber cladding under a pitched slate roof, giving it a characterful and rustic appearance. Multiple windows and a sliding patio door allow natural light to flood into the home and provide views over the garden and surrounding countryside. The gated gravel driveway encloses a front garden area with planting beds and lawn, enhancing the welcoming appeal of the property.

## Utility Room 14'6" x 5'11" (4.41m x 1.81m)

A practical utility room offering ample space for laundry appliances and additional storage. It is fitted with tiled flooring and a window to the outside, ensuring a bright and workable space. There is a door leading to the rear garden, providing convenient access to the outdoors.



### **Kitchen Diner 11'10" x 20'1" (3.61m x 6.11m)**

An open-plan kitchen diner combining a fitted kitchen with ample work surfaces and storage in wooden units, integrated with a tiled floor. The kitchen is well-lit by a window over the sink and a door leading to the sitting room. The dining area offers space for a table and chairs and features a large picture window with views over the garden and countryside beyond.

### **Sitting Room 14'7" x 13'4" (4.44m x 4.07m)**

This spacious sitting room features a large window and patio door that flood the room with natural light and offer views over the garden. The room is carpeted in a warm red and has a charming wood-burning stove set into a stone hearth, giving a cosy focal point. The neutral walls and traditional fittings make this a comfortable space for relaxing or entertaining.

### **W.C.**

A compact WC fitted with a toilet and wash basin, with a window for natural light and ventilation, located off the entrance hall for convenience.

### **Shower Room 7'9" x 7'3" (2.36m x 2.20m)**

The shower room is fitted with a large walk-in shower area, a toilet, and a wash basin. It has tiled walls and flooring and a window that provides natural light and ventilation, designed with accessibility in mind.

### **Bedroom 2 11'9" x 10'7" (3.58m x 3.22m)**

A second double bedroom featuring a window with views over the garden. The room has carpet flooring and neutral decoration, suitable for a guest room or home office.

### **Bedroom 1 11'5" x 14'6" (3.48m x 4.41m)**

A bright double bedroom with a window overlooking the garden and countryside. The room is carpeted and finished with neutral walls, fitted with a radiator and wooden furniture including space for bedside tables and a chest of drawers.

### **Loft Room 26'4" x 12'10" (8.03m x 3.91m)**

An airy loft room with sloping ceilings ready for decoration, offering a versatile space for storage, hobbies, or additional accommodation. It features a radiator and a window providing natural light.

### **Rear Garden**

Set in a rural location, the property is surrounded by a large, well-maintained garden with expansive lawn areas bordered by mature hedging and trees. The garden offers a peaceful setting with views of rolling hills and countryside beyond, providing a sense of privacy and tranquillity. A gravel driveway leads to the house and outbuildings, including traditional stone and timber barns, one of which is open and spacious, alongside a workshop and derelict barn space. The external areas also feature paved patios and stone walls that complement the rustic character of the property.

### **Services**

Services: We understand that the property has oil fired central heating, mains electric, mains water and mains drainage.

Broadband Speed: Basic 1 Mbps, Superfast 80 Mbps.





Flood Risk: Very Low.

EPC Rating: E

Tenure: Freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

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.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk). For out of hours enquiries please contact Vicki Oldhams on 07396 879139.



### Directions

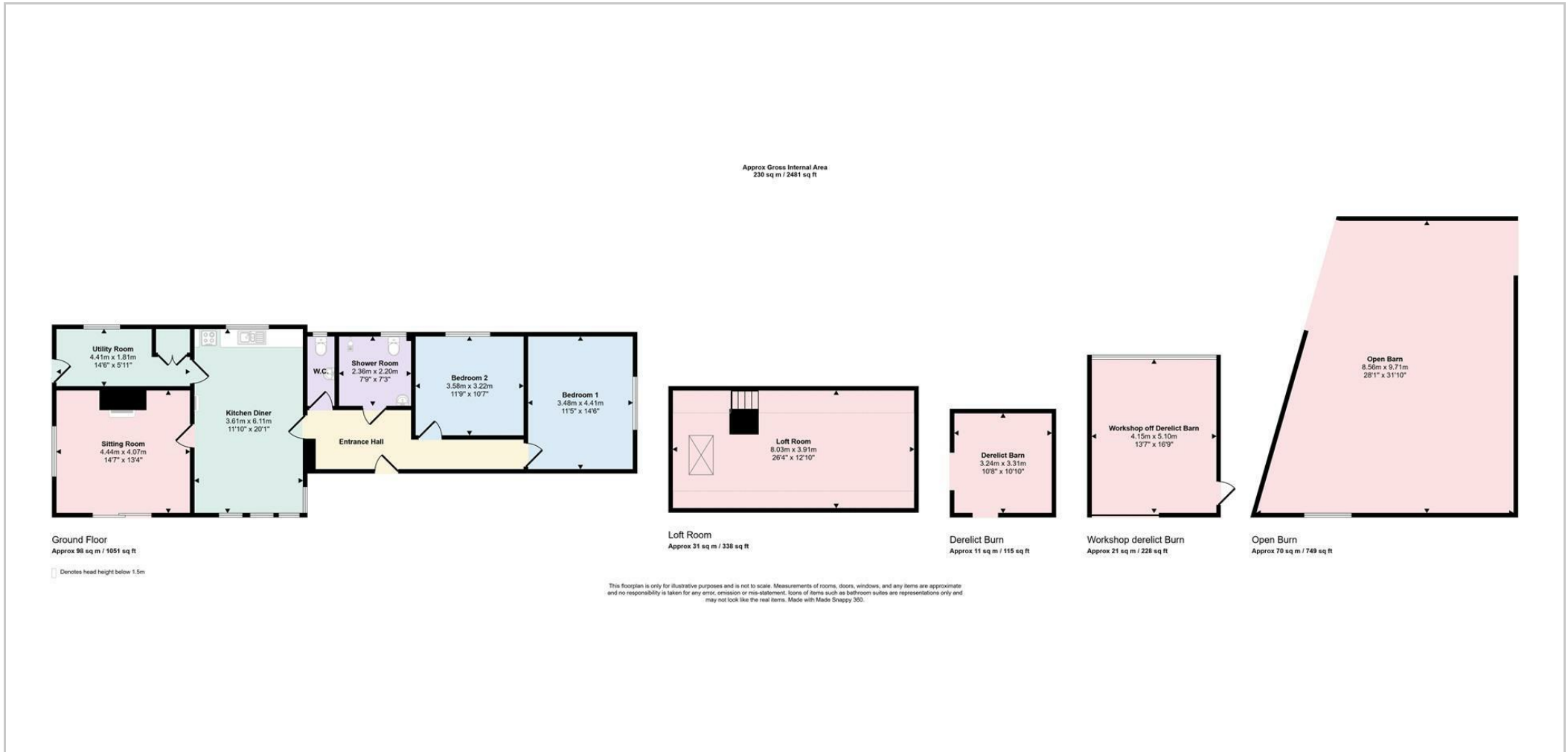
Please use the what 3 words app to locate the property. Please use the reference [///rental.obstinate.costumed](https://rental.obstinate.costumed) this will take you to the driveway of the property.







## Floor Plans



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  
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