



Holters  
Local Agent, National Exposure

**Corner Cottage Bushmoor, Craven Arms, Shropshire, SY7 8DW**

**Offers in the region of £395,000**



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## Corner Cottage Bushmoor, Craven Arms, Shropshire, SY7 8DW

Tucked away within the heart of the picturesque village of Bushmoor, Corner Cottage is a beautifully presented period home boasting private gardens, ample parking and a wealth of character throughout. Dating back circa 1840 and thoughtfully extended and refurbished, this delightful 3 bedroom cottage perfectly blends historic charm with modern-day comforts.

- Beautifully Presented Period Cottage
- Character Features Throughout
- Ample Off-Road Parking & Space for Garaging (STPP)
- Within Approx. 5 Miles of Church Stretton & Craven Arms
- 3 Double Bedrooms
- Extended & Fully Refurbished
- Distant Countryside Views
- 3 Reception Areas & 2 Bathrooms
- Private Mature Gardens & Useful Workshop
- Popular Central Village Location

### The Property

Introducing Corner Cottage, which is a beautifully presented, semi-detached cottage dating back circa 1840 and found within the heart of the semi-rural village of Bushmoor, surrounded by the stunning South Shropshire countryside and rolling hills. Offering a wonderful blend of character, charm and modern-day comforts, this delightful property has been significantly refurbished and extended by the current owners since 2014 and now provides spacious accommodation comprising 3 double bedrooms, 2 bathrooms, 3 reception areas including a delightful open-plan kitchen/diner, along with a sizeable private garden, a useful outbuilding/workshop and ample off-road parking.

Occupying a central village position, Corner Cottage offers the best of country living whilst remaining conveniently accessible. This popular village is well placed for those looking to enjoy a quieter pace of life, but also enjoys a strong sense of community and is ideally suited for those who enjoy an outdoor lifestyle, with numerous footpaths, bridleways and quiet country lanes found close by. Rural, but by no means isolated, a bus stop located approximately 50 yards away provides regular services to the nearby market towns of Craven Arms, Church Stretton, Ludlow and Shrewsbury, which all offer a vast array of facilities. In addition, there is also a school bus stop in the village, servicing Church Stretton School.

Corner Cottage retains a wealth of character features throughout including exposed timbers, exposed stonework, original

floorboards, feature fireplaces and attractive oak detailing. Whilst retaining all the charm expected of a property of its age, the current owners have undertaken an extensive programme of refurbishment and improvement since purchasing the Corner Cottage in 2014, transforming it into a home perfectly suited to modern-day living. Some of the works carried out include a complete electrical re-wire, re-plumbing, the installation of a Worcester combination boiler, underfloor heating throughout the ground floor, replacement wooden framed double glazed windows and external doors, new kitchen and bathroom suites, a new oak-framed entrance porch and the construction of both a two-storey extension in 2015 and a further single-storey reception room extension in 2021. In addition, the original roof was stripped, re-felted, re-battened and re-tiled, providing considerable peace of mind for prospective purchasers.

Immaculately presented throughout, the accommodation spans across two floors and is made up on the ground floor of an entrance lobby, which opens into the impressive kitchen/dining room and stairs rising off to the first floor. Forming the heart of the home, this superb open-plan space enjoys plenty of natural light and has been fitted with a range of modern units complemented by timber worktops, space for a range cooker and plenty of room for dining and entertaining. The living room is a particularly inviting area and showcases many of the property's original features, including exposed beams and a feature fireplace complete with a wood-burning stove. A second reception room provides excellent flexibility and could suit a

variety of purposes including a snug, home office, hobby room or children's playroom, whilst also enjoying direct access into the garden. Completing the ground floor is a useful shower room/utility fitted with a shower cubicle, W.C., wash hand basin and space for white appliances including a washing machine and tumble dryer.

On the first floor, a spacious landing area gives way to the family bathroom and the 3 bedrooms. The principal bedroom benefits from built-in wardrobes and direct access into the bathroom, whilst all bedrooms are well-proportioned and offer comfortable accommodation for both family members and guests. From the first floor, distant countryside views can be enjoyed across the surrounding landscape, further enhancing the property's appeal. The property also benefits from excellent loft and cupboard storage, a feature often lacking in period homes. Accessed from bedroom two is a sizable airing cupboard which houses the combi boiler.

Outside, the gardens are worthy of particular note and provide a private and peaceful setting in which to relax and enjoy the changing seasons. Predominantly laid to lawn and enclosed by fencing and mature hedging, the gardens are stocked with a variety of established shrubs, flowering plants and specimen trees which create colour and interest throughout the year. There is ample space for keen gardeners to get their green fingers stuck into, whilst various seating areas provide perfect spots to sit back and enjoy the surroundings during the warmer months of the year. A useful



outbuilding/workshop has power and lighting and provides excellent storage and could suit a variety of additional uses. To the front of the property there is ample off-road parking for numerous vehicles and a gateway which opens into the garden and provides the opportunity to create additional parking if required or a garage/carport, subject to any necessary planning permissions.

#### The Location

Corner Cottage occupies a central position within the semi-rural village of Bushmoor, which is nestled within the heart of South Shropshire close to the Shropshire Hills National Landscape. This peaceful and picturesque part of the county is renowned for its outstanding natural beauty and is a haven for nature enthusiasts and those of an active disposition. Encompassed by rolling hills, quiet country lanes and an extensive network of footpaths and bridleways, the nearby surroundings are popular with walkers, cyclists and horse riders alike and offer a wealth of opportunities to enjoy the great outdoors.

For a wider range of facilities, the market town of Craven Arms is found approximately 4 miles south and offers a supermarket, doctors surgery, post office, petrol station, butchers and its own array of independent shops. The town also benefits from the Welsh Marches railway line and station, with regular services north to the county town of Shrewsbury and south to the historic market town of Ludlow and beyond. Approximately 5 miles to the north lies Church Stretton, often referred to as "Little Switzerland" due to its dramatic setting beneath the Long Mynd and surrounding hills. Further afield are the historic market town of Ludlow (12 miles south) and the county town of Shrewsbury (17 miles north), both of which offer an extensive range of shopping, educational, recreational and cultural facilities.

#### Services

We are informed the property is connected to mains water and electricity.

#### Heating

LP gas fired central heating and a wood-burning stove.

#### Tenure

We are informed the property is of freehold tenure.

#### Council Tax

Shropshire Council - Band C.

#### Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 15-28MB. Interested parties are advised to make their own enquiries.

#### Nearest Towns/Cities

Craven Arms - 4 miles

Church Stretton - 5 miles

Ludlow - 12 miles

Much Wenlock - 16 miles

Knighton - 17 miles

Shrewsbury - 17 miles

Telford - 23 miles

Bridgnorth - 24 miles

#### What3words

///teeth.crockery.went

#### Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

#### Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

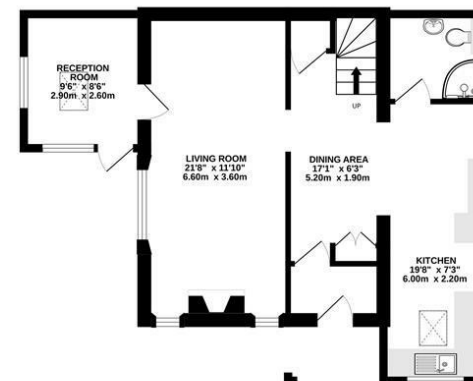
#### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

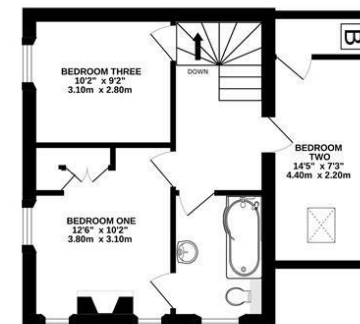
#### Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1150 sq.ft. (106.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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