

SAMUEL WOOD

56 Onibury, Craven Arms, SY7 9AW

Offers In The Region Of £425,000



56 Onibury

Craven Arms, SY7 9AW

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- Available for the first time in 25 years, offering a rare opportunity.
- Two spacious reception rooms, including sitting room with a log-burning stove.
- Large kitchen diner and walk-in pantry.
- Principal bedroom with garden views and en-suite shower room.
- Oak-framed outbuilding with carport and workshop with substantial first-floor loft space.
- Large plot of just under a third of an acre.
- Bright and well proportioned dining room with patio doors opening onto the garden.
- Useful conservatory and utility area with ground-floor WC.
- Extensive gardens offering excellent outdoor space for all.
- NO ONWARD CHAIN

Situated in the highly regarded village of Onibury, near Craven Arms, this substantial semi-detached home comes to the market for the first time in 25 years. Offering approximately 2,131 sq ft of accommodation and occupying a generous plot of just under a third of an acre, the property combines character, space, and versatility in an attractive rural setting.

The ground floor provides excellent living accommodation, with two spacious reception rooms. The sitting room centres around an impressive fireplace with a log-burning stove and original bread oven, creating a welcoming and characterful living space. The formal dining room enjoys an abundance of natural light and features patio doors opening directly onto the garden, making it ideal for family gatherings and entertaining.

The spacious kitchen diner is fitted with a range of wooden units and includes a Bosch eye-level double oven, separate gas hob, and walk-in pantry. Offering ample space for cooking, dining, and everyday family life, it forms the heart of the home.

A conservatory running along the side of the property provides valuable additional space and could be used as a garden room, utility area, boot room, or pet-friendly entrance. Beyond this is a practical utility area with plumbing for a washing machine, together with a ground-floor WC and wash basin.

On the first floor, the principal bedroom is generously proportioned and enjoys attractive views over the rear garden, complemented by an en-suite shower room and fitted wardrobes. There is a further double bedroom again with fitted wardrobes, a third bedroom that would also work well as a study or home office, and a family bathroom.

Externally, the property stands within extensive gardens that offer plenty of space for recreation, gardening, or outdoor entertaining. An additional large piece of land was purchased, on which an attractive two-storey oak framed building was constructed. The country style building incorporates a carport and workshop at ground level with a substantial loft space above. The external staircase leading to the upper room was recently replaced. The building offers significant potential for a range of uses including a home office, studio, hobby room, guest accommodation, or workspace [subject to any necessary consents].

Viewing is highly recommended to appreciate the space, setting, and potential on offer.







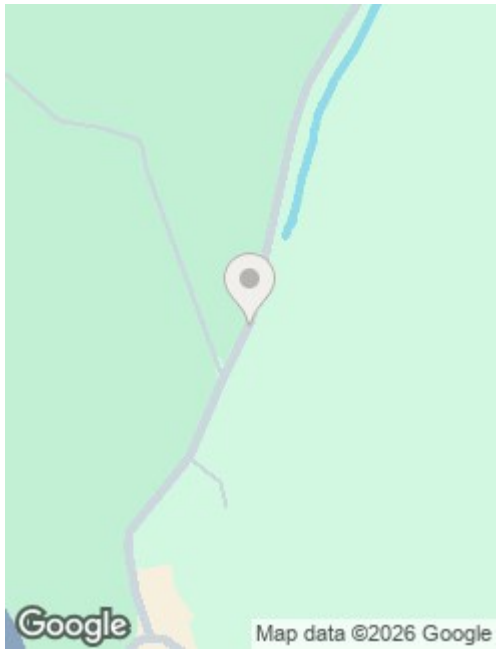












Directions

Please use the what3words app to locate the property using reference ///reinstate.ramp.dashes this will take you to the driveway of the property.

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

Broadband Speed: Basic 6 Mbps, Superfast 80 Mbps

Flood Risk: Very Low.

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.

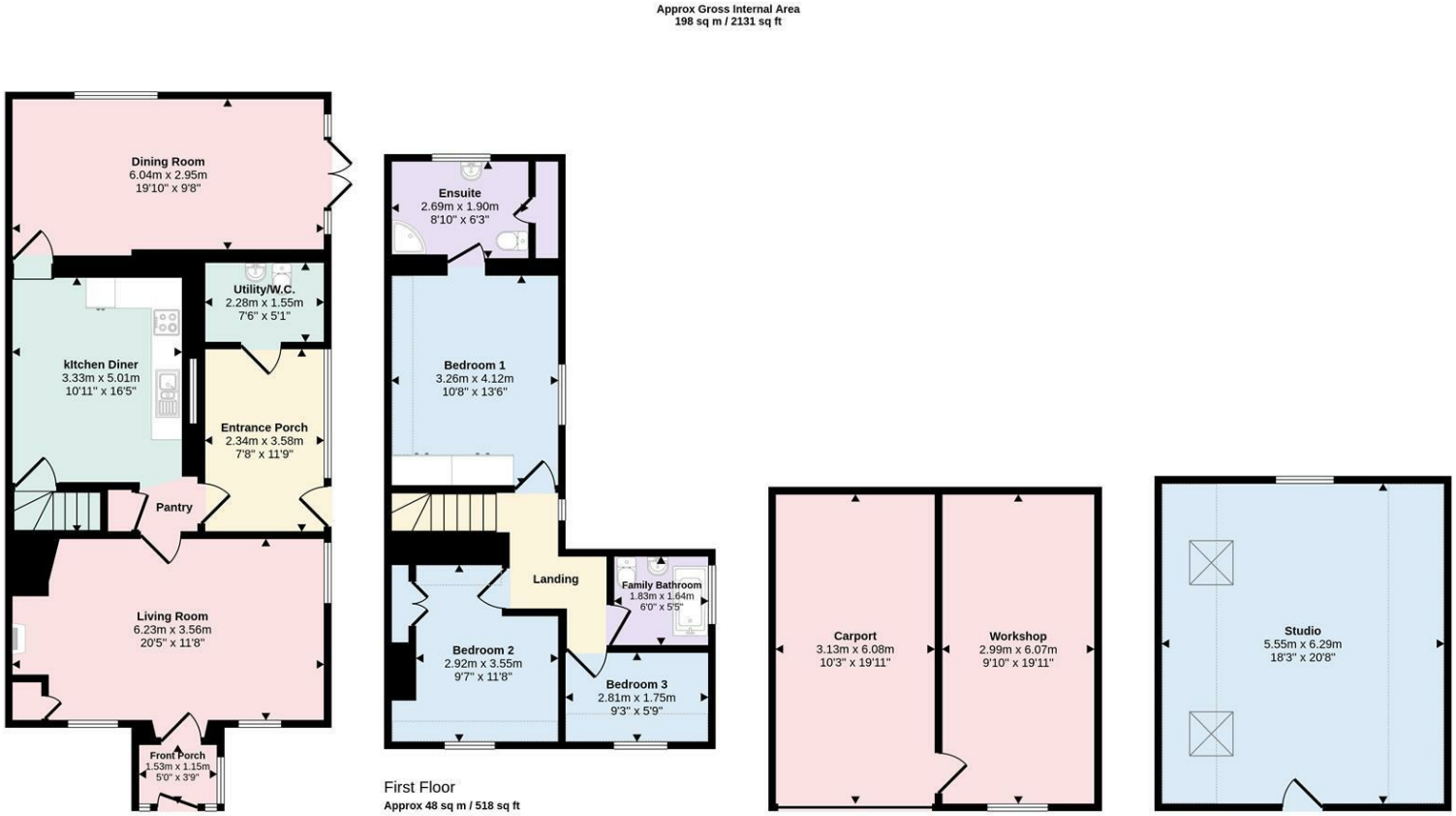
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler,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

Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875207 or email Ludlow@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.





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.