



SAMUEL WOOD

The Folly Dodds Lane, Craven Arms, SY7 9QN
Offers In The Region Of £480,000



The Folly Dodds Lane

Craven Arms, SY7 9QN



- Beautifully extended detached family home in a sought-after residential location
- Stunning open-plan kitchen and dining room with solid wood worktops
- Versatile second reception room ideal as a study, snug or playroom
- Large enclosed garden with lawn, patio and covered entertainment area
- Ample driveway parking for up to seven vehicles
- Four spacious double bedrooms and two bathrooms
- Comfortable living room featuring an attractive fireplace
- Separate utility room and convenient ground floor shower room
- Unique converted railway carriage providing annexe accommodation
- Ideal for modern family living, multi-generational occupancy or home working opportunities

Situated along the sought-after Dodds Lane in Craven Arms, this beautifully presented and substantially extended detached home offers an exceptional blend of space, versatility and modern family living. Occupying a generous plot with ample parking and delightful gardens, this impressive property has been thoughtfully enhanced to create a home perfectly suited to contemporary family life.

From the moment you step inside, the welcoming atmosphere is evident. The cosy living room provides the perfect place to relax, centred around an attractive feature fireplace that creates a warm focal point throughout the year. A second reception room offers flexible accommodation, ideal as a formal dining room, family snug, playroom or home office.

Undoubtedly the heart of the home is the superb extended family kitchen and dining room. Designed with both everyday living and entertaining in mind, this impressive space features solid wood worktops, extensive preparation areas and a breakfast bar that naturally brings family and friends together. The adjoining utility room and ground floor shower room add further practicality to this well-designed home.

To the first floor, a spacious landing leads to four generous double bedrooms, each offering comfortable and well-proportioned accommodation. Bedrooms overlooking the rear garden enjoy attractive views across the grounds, creating a peaceful retreat for family members. A well-appointed family bathroom completes the first-floor accommodation.

Outside, the property continues to impress. The large lawned garden provides plenty of space for children to play and for keen gardeners to enjoy, while the extensive patio area offers the perfect setting for outdoor dining and summer entertaining. A covered seating area, currently utilised for table tennis and barbecues, creates an excellent all-weather social space.

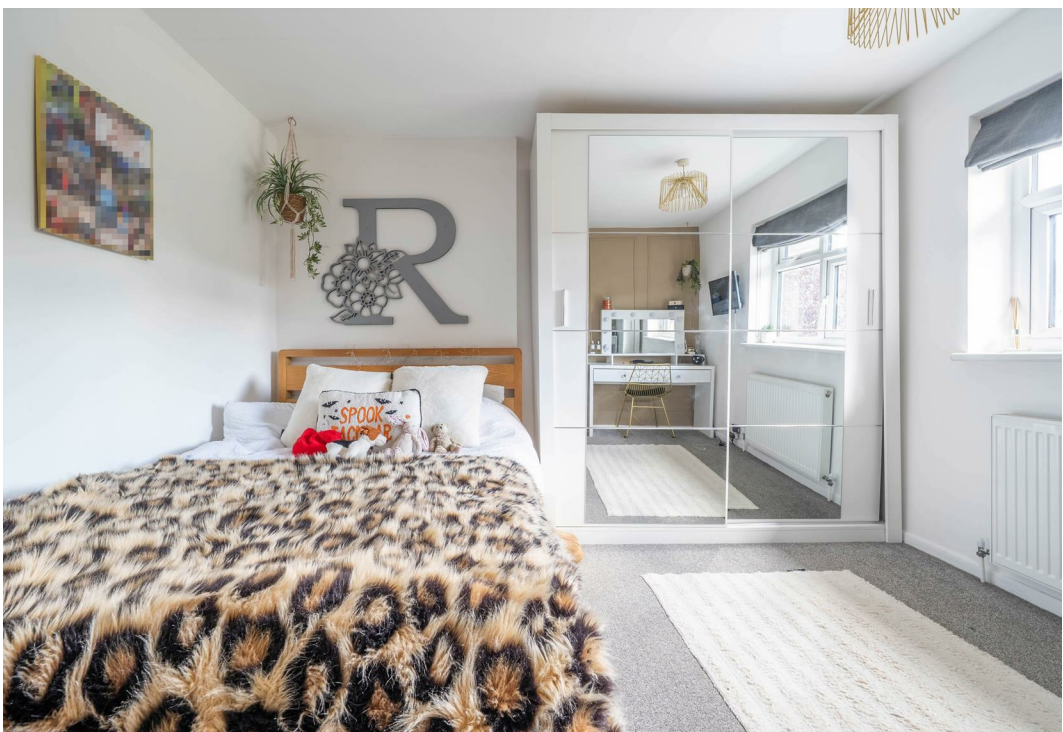
A truly unique feature of this property is the charming railway carriage, thoughtfully adapted to provide additional living accommodation. Ideal for multi-generational living, visiting guests, independent teenagers or those seeking a dedicated workspace, this characterful space offers endless possibilities and is currently enjoyed as a self-contained 'granny annexe'.

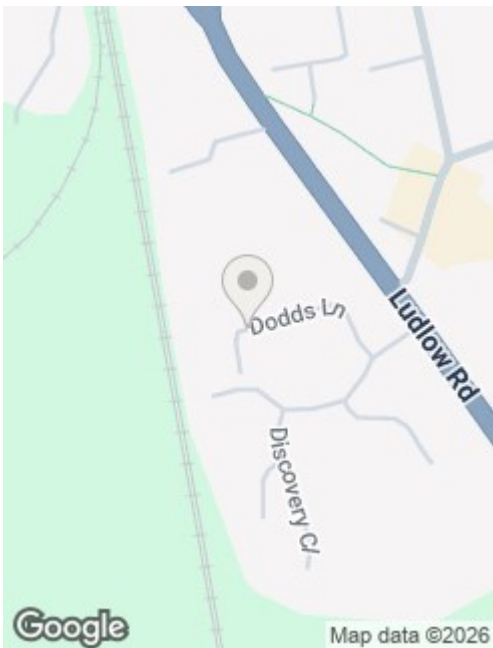
To the front, a substantial driveway provides parking for numerous vehicles, making the property equally practical for larger families or those who enjoy entertaining.

Combining generous living accommodation, versatile reception space, superb outdoor areas and a unique annexe opportunity, this outstanding family home offers a rare opportunity to acquire a property that effortlessly adapts to modern lifestyles in one of Craven Arms' most desirable locations.

Early viewing is highly recommended to fully appreciate the space, flexibility and character this exceptional home has to offer.







Directions

Please use the what3words app to locate the property using reference [///frame.shortcuts.decoding](https://www.what3words.com/shortcuts/decoding) which will take you to the driveway of the property.

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

Broadband Speed: Basic 10 Mbps, Superfast 80 Mbps Ultrafast 1800 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.

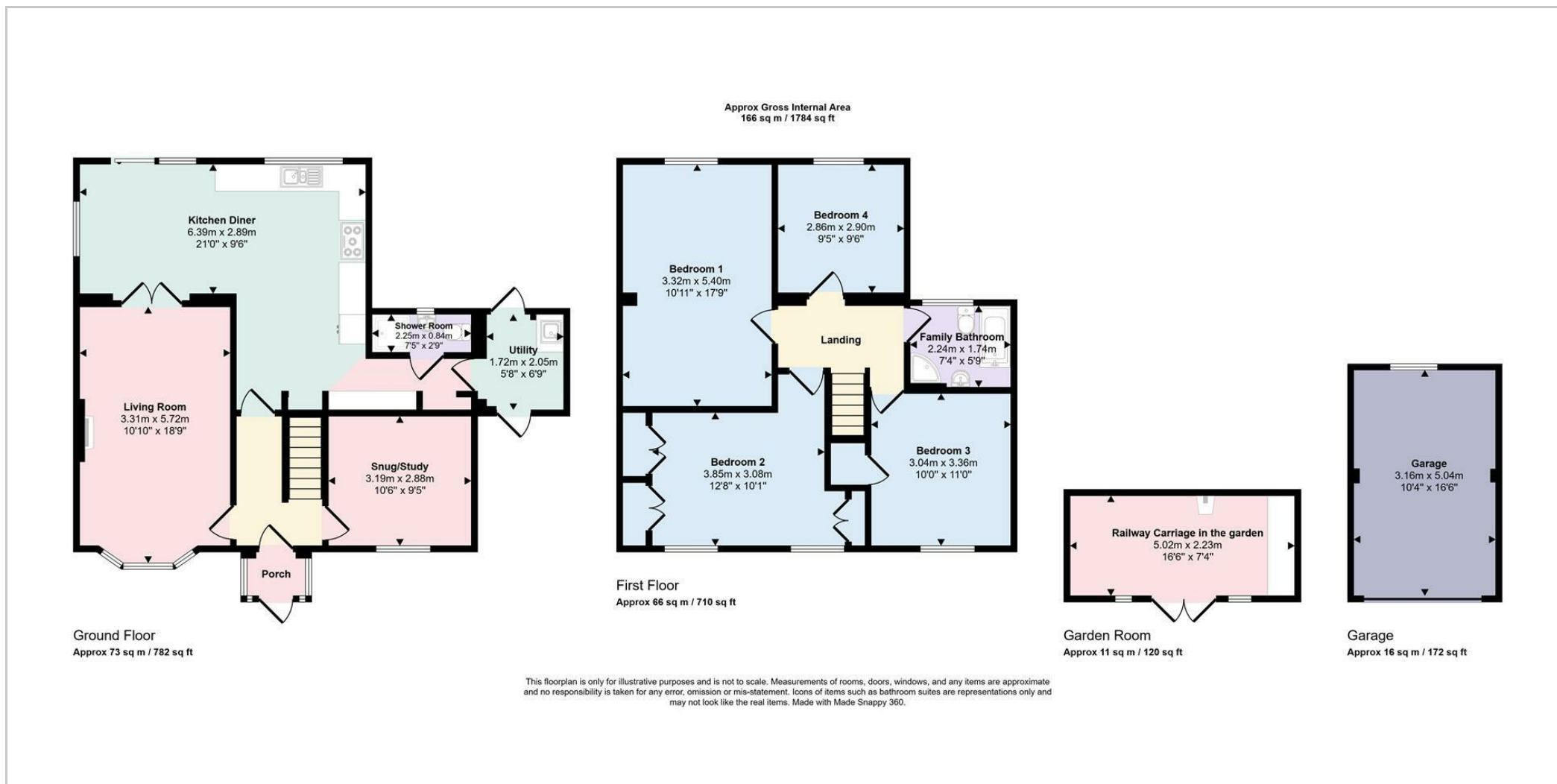
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler,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

Viewings: Strictly by appointment only, please contact the Craven Arms office on 01588 672728 or email cravenarms@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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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

Tel: 01584 875207 | ludlow@samuelwood.co.uk