



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Bache Cottage, Bache, Craven Arms, SY7 9LN**

**Offers In The Region  
Of £995,000**

To view this property please call us on **01743 236 800** Ref: C7627/WM/KQ

# A charming four bedroom detached cottage with a three bedroom converted barn and a one bedroom annexe.

A unique opportunity to acquire a charming and character filled four bedroom detached property with a three bedroom converted barn and a one bedroom annexe, nestled on a sprawling two acre plot enjoying views over a private lake extending to approximately 2 acres.

The four bedroom detached cottage provides well planned accommodation briefly comprising; entrance hall, living room, kitchen/breakfast room, garden room, lounge, utility area, porch, downstairs shower room and bathroom. Master bedroom with en suite shower room, three further bedrooms and bathroom, superb balcony overlooking the lake.

The three bedroom converted barn (currently used as a holiday let), briefly comprises; kitchen/dining room, living room, downstairs bedroom with en suite shower room, two bedrooms and shower room and separate wc.

There is the added benefit of a one bedroom annex briefly comprising; kitchen/living room, bedroom with en suite shower room.

Bache Cottage is pleasantly situated in the market town of Craven Arms, located approximately 10 miles from Church Stretton, with a range of excellent amenities including shops, schools and public houses.



## MAIN HOUSE

### SPACIOUS ENTRANCE HALL

#### BATHROOM

Panelled bath  
Wash hand basin, wc

#### LIVING ROOM

17'9" x 15'6" (5.41m x 4.72m)

Window to the side

Large Inglenook fireplace

Exposed beams and timbers

Door to:

#### KITCHEN / BREAKFAST ROOM

13'10" x 15'6" (4.21m x 4.72m)

Range of matching wall and base units

Window to the side

Door to garden room

Door to:

#### UTILITY ROOM

11'5" x 6'9" (3.48m x 2.07m)

Range of base units

Large storage cupboard

Door to Porch

#### SHOWER ROOM

Shower cubicle

Wash hand basin, wc

#### SIDE PORCH

Door to gardens

#### GARDEN ROOM

Large bay window providing natural light

French doors to garden

Access to:

#### LOUNGE

14'11" x 16'10" (4.55m x 5.12m)

Log burner

Two windows and door to side

STAIRCASE rising from living room to FIRST FLOOR LANDING

#### BEDROOM 1

13'3" x 16'8" (4.04m x 5.07m)

Window to the side and rear

#### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

#### BALCONY

15'0" x 10'9" (4.56m x 3.28m)

Enjoying superb picturesgue views over the lake and gardens.

#### BEDROOM 2

13'6" x 15'10" (4.12m x 4.83m)

Built in wardrobes

#### BEDROOM 3

12'4" x 10'9" (3.77m x 3.28m)

#### BEDROOM 4

11'7" x 8'6" (3.54m x 2.60m)

#### BATHROOM

Panelled bath

Wash hand basin, wc

## CONVERTED BARN

### KITCHEN / DINING ROOM

13'1" x 13'5" (4.00m x 4.09m)

Range of matching wall and base units

Window

### LIVING ROOM

12'5" x 13'5" (3.78m x 4.09m)

Door to a private patio area

### BEDROOM 5

12'3" x 9'3" (3.74m x 2.82m)

Store cupboard

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

STAIRCASE rising from the kitchen area to FIRST FLOOR LANDING with two store cupboards.

### BEDROOM 6

12'5" x 13'5" (3.78m x 4.09m)

Window to the side and Velux roof light

### BEDROOM 7

12'3" x 13'5" (3.74m x 4.09m)

Window to the fore and Velux roof light

### EN SUITE WC

Wash hand basin, wc

### SHOWER ROOM

Shower cubicle

Wash hand basin, wc

### ONE BEDROOM ANNEXE

#### KITCHEN / LIVING ROOM

19'7" x 9'1" (5.96m x 2.78m)

Range of matching wall and base units

Opening to:

### BEDROOM 8

13'1" x 9'1" (4.00m x 2.78m)

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

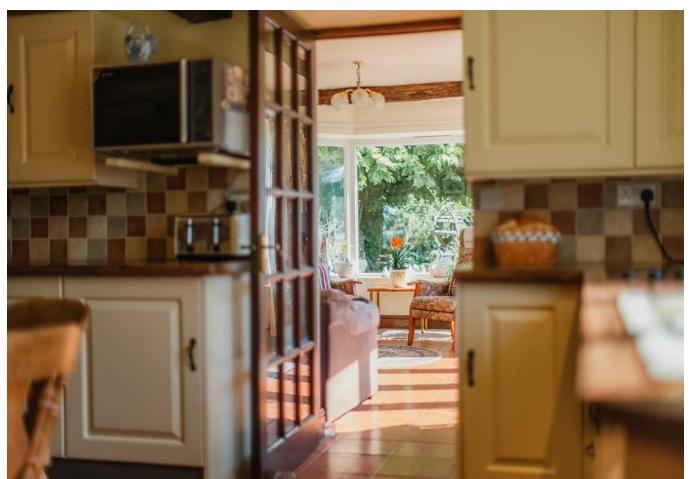
### OUTSIDE THE PROPERTY

The property is approached over a long driveway to the courtyard area providing ample parking and access to the Cottage, Barn, Annexe and outbuildings.

The grounds of the property sit on approximately 2 acres, with a variety of floral and shrubbery borders, mature hedging and trees, a range of seating areas. In addition, there is a lake which extends to approximately 2 acres, used for coarse fishing with a variety of carp, catfish and more. The boundary of the property runs to the back of the lake, where there is a fenced off area.

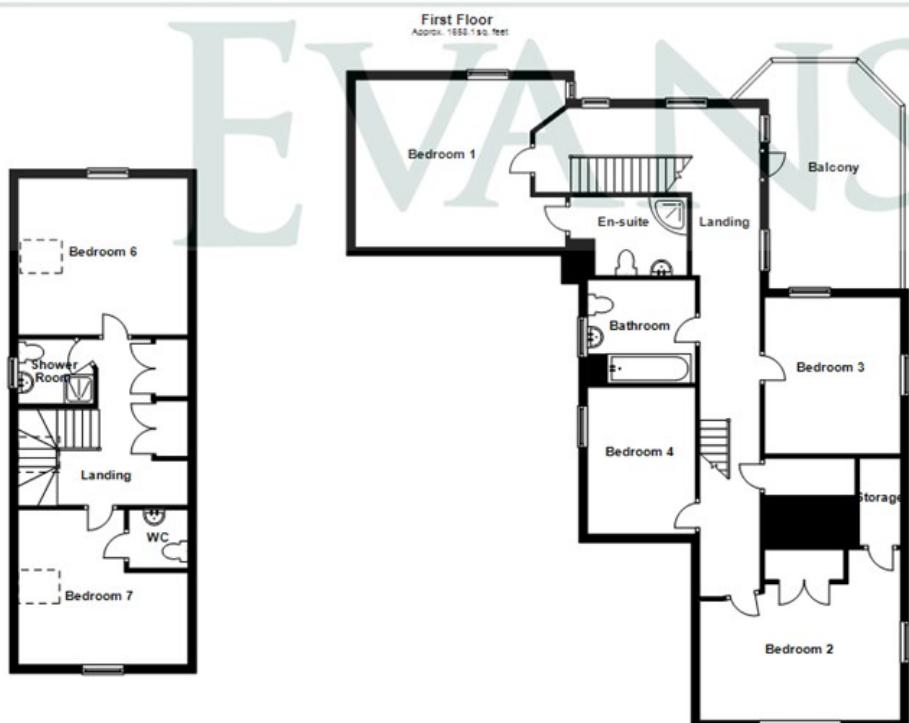
A range of outbuildings include a double bay garage area, cider mill which overlooks the lake and two large outbuildings. There is also an adjacent barn to the already converted barn, that has planning for renovation.







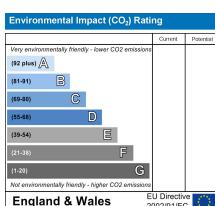
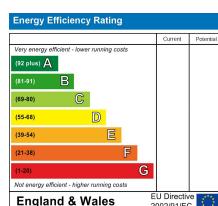
## FLOOR PLANS ...



Total area: approx. 3877.2 sq. feet  
Illustration for identification purposes Only. Not to Scale.  
Plan produced using PlanUp

## HOW TO FIND THIS PROPERTY

Approaching Craven Arms on the A49, turn left at the mini roundabout onto the B4368. Follow this road until the first crossroads and take the right turn. Shortly afterwards take the left turn and follow the lane along, around a sharp bend and from here the gate to the property is about 500 yards on the right. It is slightly recessed but there is a sign for Bache Cottage which should be visible.



## SERVICES

We understand that mains water, electricity and drainage are connected. Oil-fired central heating.

## TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

## LOCAL AUTHORITIES

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

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.



## IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

FIND OUR PROPERTIES ON:



Head Office:  
Residential Sales  
4 Barker Street, Shrewsbury SY1 1QJ  
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management  
6 Claremont Hill, Shrewsbury SY1 1RD  
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