SAMUEL WOOD

Burnside Railway Cottage, Marshbrook, Church Stretton, Shropshire, SY6 6RG

Offers In The Region Of £299,950

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- Detached house in Marshbrook
- Spacious two-bedroom home
- Detached property with charm
- Easy access to local transport
- Viewing highly recommended
- Two welcoming reception rooms
- Modern family bathroom
- Close to Church Stretton amenities
- Ideal for small families
- BENEFITS FROM NO ONWARD CHAIN

Burnside as a delightful detached house located between Marshbrook and Church Stretton and offers a perfect blend of comfort and character. The property features two inviting reception rooms, ideal for both relaxation and entertaining. The well-proportioned layout includes two bedrooms with ample built in storage, providing ample space for restful nights and personal retreats.

The bathroom is conveniently located, ensuring ease of access for all residents. This home is perfect for those seeking a peaceful lifestyle in a picturesque setting, surrounded by the stunning Shropshire Hills, an Area of Outstanding Natural Beauty.

With its quaint atmosphere and proximity to local amenities, this property presents an excellent opportunity for first-time buyers, small families, or those looking to downsize. Just a short drive away is the vibrant market town of Church Stretton, where you can find a variety of shops, cafes, transport links and recreational activities.

This charming house is not just a place to live; it is a place to create lasting memories. If you are looking for a home that combines comfort, style, and a beautiful location, this property in Marshbrook is certainly worth considering.

Front Exterior

An attractive detached cottage enjoying a wonderful rural setting with views towards the Shropshire Hills. The property is approached via a wrap-around tarmac driveway providing off-road parking for up to four vehicles. The rear elevation best showcases the property's attractive position, private south-facing garden and surrounding countryside.

Entrance Porch

An inviting entrance porch accessed through a quality oak entrance door, providing a welcoming introduction to the home.

Entrance Hall 6'3" x 8'4" (1.91m x 2.53m)

A welcoming reception hall featuring solid oak flooring and a useful storage cupboard with matching solid oak door.

Downstairs Shower Room 5'1" x 9'6" (1.55m x 2.89m)

A beautifully presented contemporary shower room fitted with underfloor heating, a luxurious rainfall shower, modern sanitaryware, heated towel rail and quality fittings. A frosted window provides natural light whilst maintaining privacy.

Sitting Room 11'7" x 15'6" (3.54m x 4.72m)

A bright reception room flooded with natural light from double-glazed sash windows. The room centres around an attractive log-burning stove set upon a slate hearth, creating a warm focal point. Character has been carefully retained through the exposed timber beam above the bay window, while modern improvements include solid oak flooring, solid oak internal doors, stylish contemporary radiators and dimmable lighting. A stable door leads through to the kitchen.

Kitchen 11'9" x 11'8" (3.58m x 3.56m)

The well-appointed kitchen combines practicality with style, featuring solid wood worktops, integrated appliances including an integrated fridge, tiled flooring and underfloor heating throughout. Ample natural light and attractive views create an enjoyable working environment, while the layout flows seamlessly into the dining area.

Dining Room 10'8" x 10'9" (3.24m x 3.27m)

Open-plan to the kitchen, this bright and versatile space benefits from underfloor heating and enjoys delightful views over the garden. Vaulted ceiling and door opening onto the patio make it ideal for entertaining and family gatherings.

Landing

A bright and airy landing providing access to the first-floor accommodation.

Bedroom 1 12'1" x 12'8" (3.68m x 3.86m)

A spacious bedroom enjoying attractive views across the surrounding countryside towards the Shropshire Hills. The room benefits from extensive fitted wardrobes providing excellent storage, dimmable lighting and access to the en-suite WC.

Ensuite W.C.

A well-appointed en-suite fitted with a modern vanity unit, wash basin and WC, finished in a neutral style.

Bedroom 2 8'10" x 7'1" (2.68m x 2.15m)

A well-proportioned second bedroom with a large built-in storage cupboard and additional cupboard over the stairs enhancing this room's versatility as a suitable nursery, home office or hobby room. This room benefits from dimmable lighting and has wonderful garden views.

Rear Garden

The generous south-facing rear garden enjoys an excellent degree of privacy and is not overlooked. Designed for both relaxation and entertaining, it features a large patio area, outdoor lighting and two external power sockets, making it ideal for al fresco dining and summer evenings.

Beyond the main garden area, there is a mature apple tree, substantial log store, garden shed and a fenced chicken enclosure, offering both practicality and country charm. The rear aspect of the property is particularly impressive, with far-reaching views across the surrounding countryside towards the Shropshire Hills.

Services

Services: The property benefits from mains electricity, mains water and private drainage. Oil fired central heating and hot water are provided via a modern Worcester Bosch combination boiler. Underfloor heating is installed to the kitchen,

dining room/conservatory and downstairs shower room.

Broadband Speed: Basic 15 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: B

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.

Directions

Please use the what3words app to locate the property using ///latches.enacted.bulbs reference. This will take you to the driveway of the property.

Floor Plans

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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