



SAMUEL WOOD

Apartment 5, Leintwardine Manor Hightree Bank, Leintwardine, Craven Arms,  
Offers Over £200,000



# Apartment 5, Leintwardine Manor Hightree

Leintwardine, Craven Arms, Herefordshire, SY7 0LU



- 2 Bedroom Apartment
- Village Location
- 2 Double Bedrooms
- Character Property
- Fantastic Views
- 2 Reception Rooms

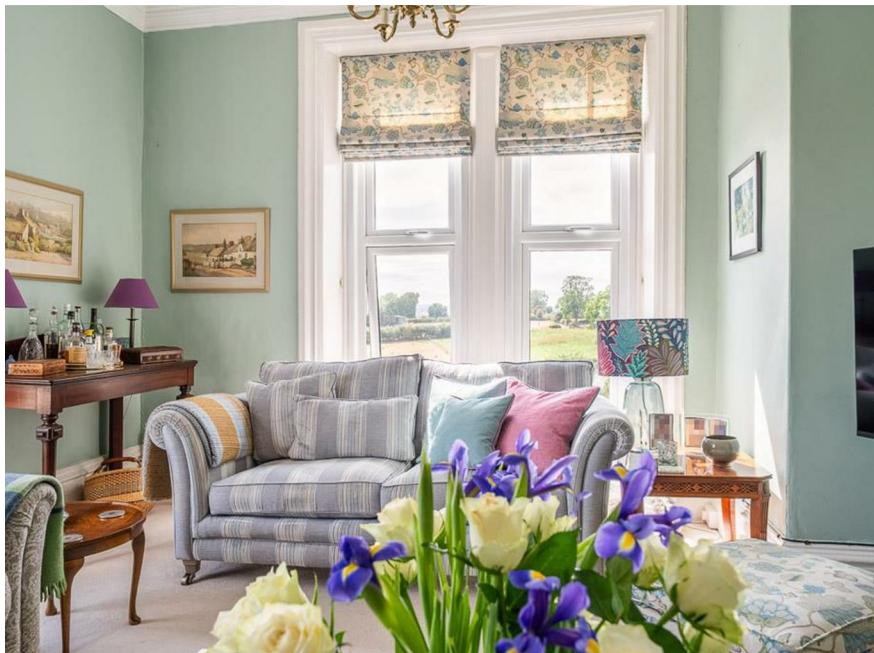
Nestled in the charming village of Leintwardine, Craven Arms, this impressive apartment offers a unique blend of modern comfort and classic elegance. Set within a beautifully converted manor house, the property boasts a spacious and inviting atmosphere. This beautiful apartment is a rare find, combining the charm of village life with modern amenities, making it an ideal choice for those looking to embrace a peaceful lifestyle in a pretty setting.

Upon entering, you are greeted by a fabulous communal entrance hall that sets the tone for the rest of the home. The first-floor apartment features a welcoming reception hall there is a well-appointed kitchen which includes an integrated fridge and freezer, 4 ring electric hob, oven and dishwasher. The dining room provides a delightful space for entertaining guests or enjoying family meals.

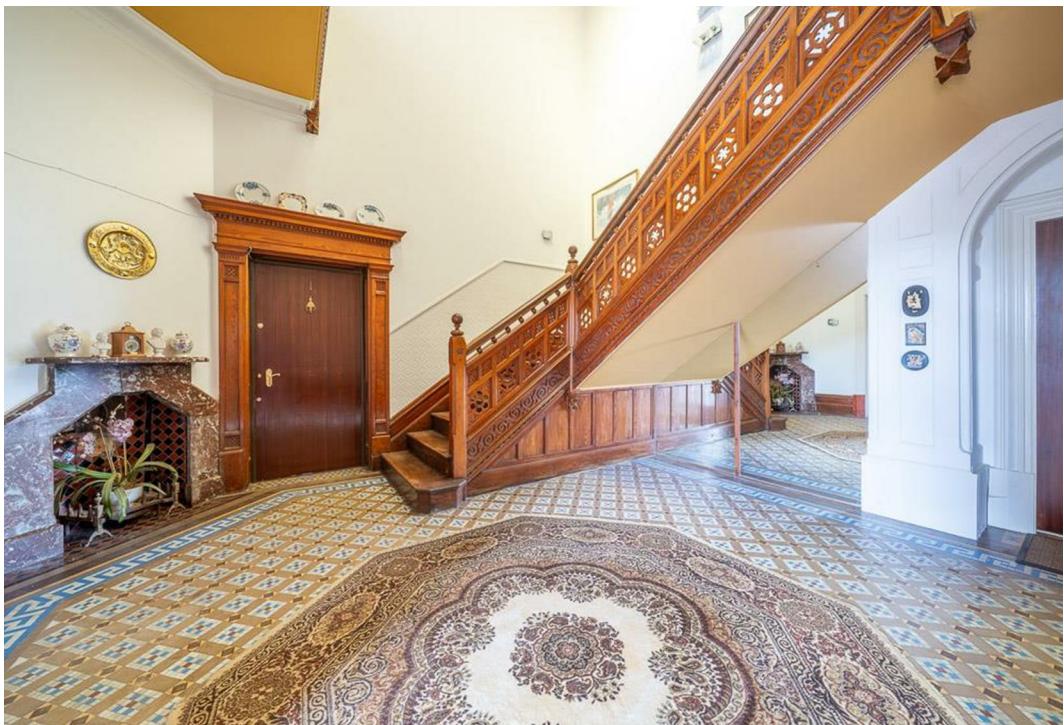
The accommodation comprises two generously sized double bedrooms, each designed for comfort and relaxation. The main bedroom is particularly noteworthy, featuring a charming bay window that frames breathtaking views of the surrounding countryside, allowing natural light to flood the room. The modern shower room is tastefully designed, ensuring convenience and style.

The drawing room is a true highlight of the property, boasting high ceilings and a lovely feature fireplace complete with a wood burner, creating a warm and inviting focal point. The dual aspect windows offer stunning views, making it a perfect spot to unwind after a long day.

Outside, residents can enjoy the benefits of parking, a communal garden for leisurely strolls, and a garage for additional storage or parking needs. The village itself is well-serviced, featuring a shop, two pubs, a butcher, and a fish and chip shop, ensuring all your daily needs are met within easy reach. With the market town of Ludlow a short drive away providing the wider range of amenities.







## Directions



Services: We understand that the property has mains electric, mains water, mains drainage. The heating is underfloor electric with each room individually controlled, apart from the bedrooms where there are fitted electric heaters.

Broadband Speed: Basic 16Mbps, Superfast 80 Mbps

Flood Risk: No Risk.

Tenure & Agents Notes: 1). We understand the tenure is Leasehold which commenced in October 1985 for 999 years with a 1/6th share of the freehold.

2). A service charge is payable of £150 per calendar month. This covers building insurance and maintenance of all communal areas including the grounds.

3). Pets are permitted with prior consent of the management company.

Local Authority: Herefordshire Council.

Council Tax Band: C

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.

Viewings: Strictly by appointment only, please contact the craven arms office on 01584 875 207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764







Floor Plan

Floor area 101.2 sq.m. (1,090 sq.ft.)

**Total floor area: 101.2 sq.m. (1,090 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or missstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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](mailto:ludlow@samuelwood.co.uk)