



SAMUEL WOOD

Holly Cottage Wentnor, Bishops Castle, SY9 5EE  
Offers In The Region Of £450,000







# Holly Cottage Wentnor

## Bishops Castle, SY9 5EE

- Rural village location
- 2 upstairs double bedrooms
- Luxury hand-crafted kitchen
- Downstairs WC/Shower and upstairs bathroom
- Well stocked, beautiful garden
- Amazing garden views
- Spacious living room with woodburner
- Adjoining utility room
- Double glazing throughout
- Parking for 2 vehicles

Located in the pretty village of Wentnor, near the Welsh border town of Bishop's Castle and Church Stretton, and 30 minutes drive from the historic market town of Ludlow and the county town of Shrewsbury.

A well maintained detached property with stunning views to the Shropshire Hills situated in a village community and set in an unspoilt landscape but within easy reach of larger, popular towns. Wentnor itself has two pubs, a village shop, and an active church. Whilst in the neighbouring village of Norbury there is a village hall and primary school.

Whether you are looking for a peaceful and tranquil lifestyle or a more active outdoor lifestyle including excellent walking, cycling or even gliding, on your doorstep, the village of Wentnor is the perfect location.

The property itself offers a welcoming central hallway with stairs and access to the downstairs living areas. These feature two reception rooms providing ample space for relaxation and entertaining. The bespoke dining kitchen is a highlight, designed to cater to both culinary enthusiasts and casual diners alike. Adjacent to the kitchen the generous utility room offers practicality to daily living. The conservatory is a delightful space bathed in natural light offering wonderful views of the surrounding countryside and garden.



The property boasts two well-proportioned bedrooms and bathroom, all located on the upper level ensuring privacy and comfort. For those who may require additional accommodation, the dining room could be easily converted into a ground floor bedroom, with a convenient WC and shower room located nearby. This flexibility makes the property suitable for a variety of lifestyles.

Storage is plentiful and well thought-out throughout the home, ensuring that all your belongings have space to be stored.

Outside, the beautiful garden is a particular highlight. There is also a log store and shed for your outdoor storage and plenty of places to enjoy the views which are stunning and uninterrupted. The property also benefits from parking for two vehicles.

### Conservatory 11'6" x 16'0" (3.50m x 4.88m)

The conservatory is a delightful, versatile space bathed in natural light. Its terracotta tiled floor and exposed stone wall add rustic charm. Comfortable seating could create a second sitting room or a large table would create a larger dining space for family occasions.

### Hallway

The hallway features a patterned, ceramic tiled floor by Mandarin Stone leading naturally to the staircase and other rooms. It also includes a walk-in storage cupboard with hanging rail and ample space for larger items.

### Kitchen Diner 10'9" x 16'6" (3.28m x 5.02m)

A bright, spacious kitchen diner with solid white oak cabinetry made by a well regarded local company. An integrated fridge/freezer and dishwasher, pantry cupboard with pull-out drawers, roll-top nook for appliance storage or other uses (with power), ample cupboard space and expansive quartz worktop. Double aspect windows facing south and west with views of the Long Mynd and village church respectively. Neutral tiled flooring from Mandarin Stone with underfloor electric heating.



### Utility Room 10'10" x 6'3" (3.29m x 1.90m)

The utility room offers practical space for laundry and storage, featuring a farmhouse-style sink set beneath a window, fitted storage cupboards, and space for appliances which are included in the sale. Its light and neutral décor complements the practicality of this functional area. External side door to parking area.

### Shower Room 6'5" x 6'2" (1.96m x 1.89m)

The shower room is compact yet comfortable, finished with cool grey tiles and fitted with a glass-enclosed shower cubicle with bronze shower panels. A small window allows natural light to enter, making the space feel airy despite its size. Electric underfloor heating is in addition to central heating radiator.

### Sitting Room 13'7" x 13'1" (4.13m x 3.98m)

The sitting room is a cosy, well-lit space with engineered, herringbone parquet oak flooring by Broadleaf. A Clearview wood-burning stove creates a warm focal point and a large patio sliding door provides access to the garden.

### Dining Room 13'8" x 9'7" (4.16m x 2.92m)

The dining room connects effortlessly with the sitting room, providing a bright and inviting space for meals. Its neutral décor and wooden flooring complement the rest of the home's style. With a small amount of configuration this room could be converted into a 3rd bedroom, with the shower room located off the hallway.

### Bedroom 1 14'0" x 13'5" (4.27m x 4.08m)

The master bedroom is a spacious and tranquil room with new neutral, wool carpet flooring and the extra large Velux window provides a stunning view of the landscape from the comfort of your bed. Built-in wardrobes with floral curtains provide ample storage and the room feels airy and restful. Eaves storage.

### Bedroom 2 10'9" x 13'9" (3.28m x 4.19m)

The second bedroom is a good sized double, newly carpeted with neutral wool carpet to match the Master Bedroom. Currently used as a home office and hobby room but with ample space for a double bed. Eaves storage.

### Bathroom 9'11" x 6'5" (3.03m x 1.96m)

The bathroom offers a clean and bright space with white bathroom suite and pale green tiles. A skylight and window ensure plenty of natural light.

### Garden

The garden is a true haven for people and wildlife. Gardened on organic principles with no pesticides used there are numerous beds and borders packed with perennial flowers, roses and shrubs. A classic country cottage garden. There is a small wildlife pond and several areas to sit and enjoy the stunning views.

### Services

Services: We understand that the property has oil fired central heating, Solar water heating system for heating your hot water, mains electric, mains water and private drainage.

Broadband Speed: Basic 8Mbps however Starlink is available.

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: E

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](mailto:cravenarms@samuelwood.co.uk). For out of hours enquiries please contact Vicki Oldhams on 07396 879139.



### Directions

Please use the what3words to locate the property using [///tagging.beanbag.works](https://www.what3words.com/) This will take you to a gate where Holly Cottage is located. Please continue up the drive to find the property directly in front of you. For ease, parking can be located at the church and then walk to the property.





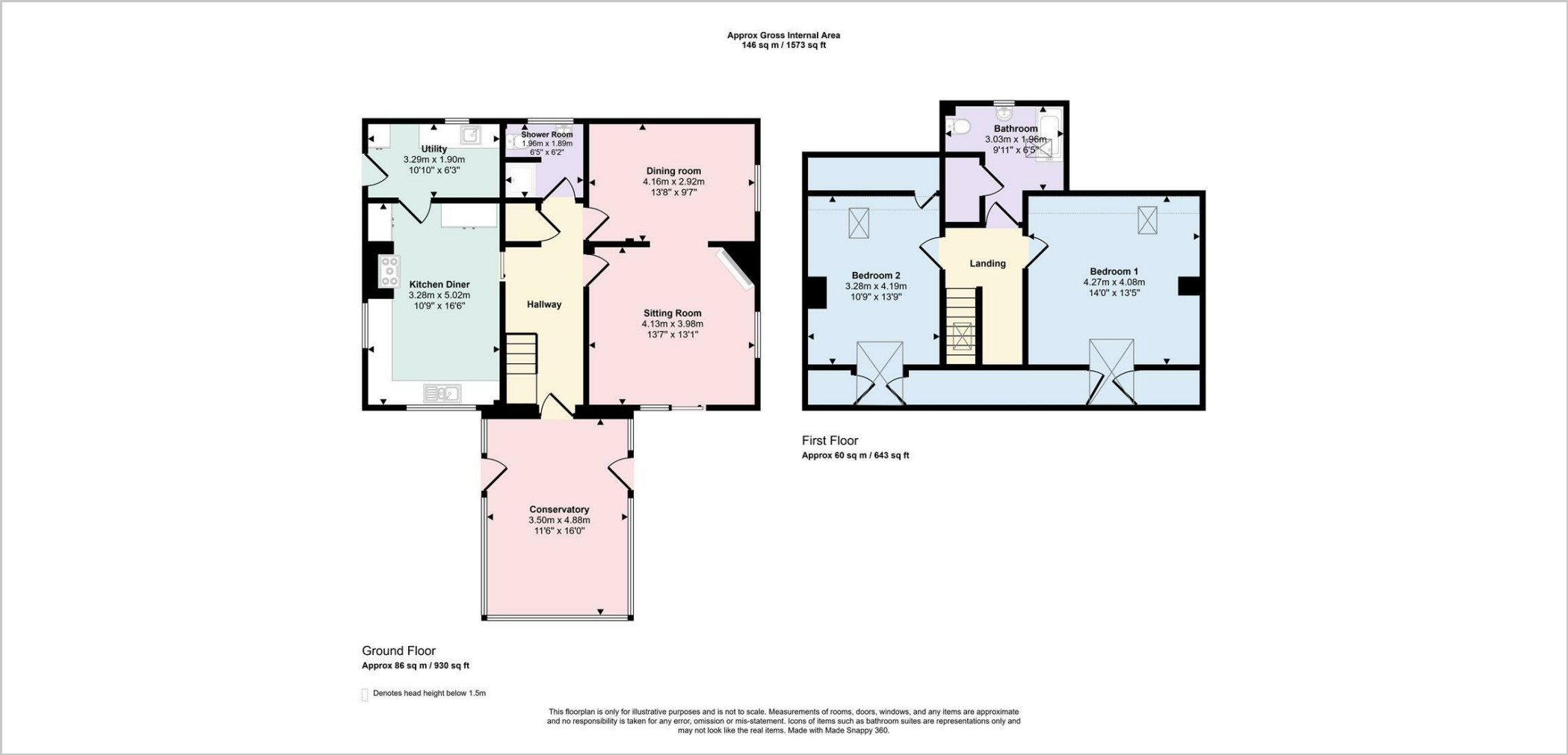








Floor Plans



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.