



The Nook, Adforton,, Craven Arms, SY7 0ND
Guide Price £495,000

**COBB
AMOS**

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

The Nook Adforton, Craven Arms

Are you searching for charming and individual detached country cottage? The Nook enjoys a peaceful rural setting within the sought-after village of Adforton. The property combines traditional character with a modern twist offering comfortable and versatile living space along with beautiful mature gardens. The property has been lovingly extended by it's current owners and sits within just over half an acre.

- Characterful Detached Cottage
- Extended And Modernized By It's Current Owners
- Beautiful and Mature Gardens To Just Over Half An Acre
- Four Reception Room To Include A Conservatory
- Countryside Location With Rural Views
- Two Double Bedrooms
- Recently Updated Septic Tank And Oil Tank

Material Information

Guide Price £495,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

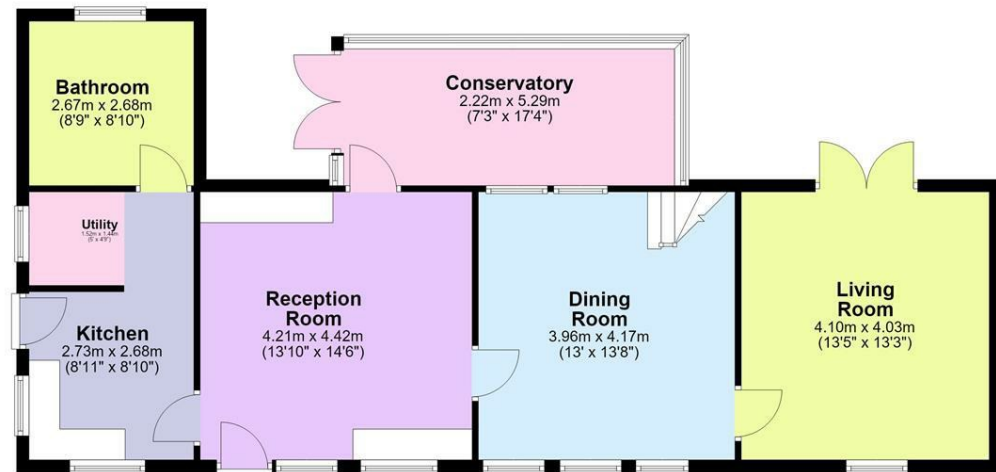
EPC: D (68)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

Ground Floor



First Floor



Total area: approx. 117.7 sq. metres (1267.1 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

Nestled within the picturesque rural surroundings of Adforton, The Nook is a delightful detached home offering a beautiful blend of period character, generous accommodation and beautifully established gardens.

The property retains a wealth of charming features, including exposed timber framing, attractive elevations and two wood-burning stoves, having been extended by it's current owners to provide well-proportioned rooms suited to modern family living.

Having been modernized to offer flexible living accommodation this property offer four reception rooms to include a conservatory.

One of the property's particular highlights is its wonderful outside space, with extensive mature gardens to just over half an acre, seating areas and far-reaching views across the surrounding countryside.

Property Description

The front door opens into the welcoming kitchen, which is positioned to the side of the property and provides a practical range of fitted units and space for everyday cooking. A useful utility room sits alongside, providing additional storage and household facilities.

The principal reception accommodation is particularly impressive, comprising a spacious reception room, this attractive room features exposed timber framing and provides a warm and characterful setting.

Beyond this is the dining room, providing ample space for a family dining table and offering a natural connection between the main living areas and conservatory.

The living room, is a cosy and inviting space with exposed beams, a wood-burning stove and views towards the gardens. Glazed doors provide direct access to the outside, creating an excellent connection between the house and its gardens.

The conservatory, is another particularly appealing space, overlooking the gardens and providing an ideal spot from which to enjoy the property's peaceful surroundings throughout the seasons.

A ground-floor bathroom completes the accommodation on this level.

To the first floor are two bedrooms, providing flexibility for family, guests or home working. The second bedroom offers a separate WC to complete the first-floor accommodation.

Outside and Gardens

The outside space is undoubtedly one of The Nook's standout features.

The property is approached via a driveway providing ample off-road parking, with the driveway and turning area positioned to the side of the house along with a timber frame car port.

The gardens are beautifully established and offer an abundance of mature planting, flowering borders, hedging, trees and meandering pathways. A number of seating areas provide excellent places to sit and enjoy the peaceful surroundings, while the garden's layout creates a series of interesting and secluded areas to explore.

The gardens extend into a particularly attractive landscaped area, with mature borders, ornamental planting and views across the surrounding countryside. There is also a productive-looking garden area and greenhouse, making the outside space particularly appealing to those with a passion for gardening.

The combination of established gardens, rural views and generous outside space gives the property a wonderfully private and tranquil feel.

Services

- Underfloor heating
- Oil Tank
- New Septic Tank
- Log Burners

Location

Adforton is a rural hamlet, just two miles from the popular and well served village of Leintwardine, which has a petrol station, shop, family butchers, public houses, fish and chip shops, library, primary school, post office and doctors. Adforton is approximately 1 ½ miles from the popular village of Wigmore offering a very popular secondary school which this property is on the bus route for, along with a castle and a shop. The market towns of Leominster and Ludlow are just a short drive away offering further shopping, recreational and educational facilities. The property has very good schooling nearby to include Wigmore Primary and Secondary schools.

Anti Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 + VAT per purchaser, in order for us to carry out our due diligence.

DIRECTIONS

The What3words are [///vandalism.groups.highbrow](#)



