



East Lodge Seifton, Craven Arms, Shropshire, SY7 9BY

Offers in the region of £399,950



Holters
Local Agent, National Exposure

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A charming detached countryside bungalow enjoying generous mature gardens and a rural setting within the heart of the Shropshire countryside. Offering three bedrooms, versatile reception space, a detached garage and off-road parking, East Lodge presents an exciting opportunity to acquire a property with excellent potential, and is offered to the market with no onward chain.

- Detached Bungalow
- Double Garage/Workshop
- Situated within the Shropshire Countryside
- 3 Bedrooms
- Off Road Parking
- No Onward Chain
- 2 Reception Rooms
- Mature Elevated Gardens with Far Reaching Views
- EPC F

The Property

Heading into the property via the entrance porch, the first reception space offers a comfortable and light living space. Positioned adjacent is a second reception room which provides excellent versatility and could be utilised as a dining room, additional sitting room or hobby space. This second reception room features a log-burning stove creating an attractive focal point and a cosy atmosphere during the colder months. The kitchen is fitted with a range of wall and base units with integrated appliances and offers a practical layout with useful worktop space and provides access to the adjoining patio area. The bungalow offers three bedrooms, two of which are accessed from the central hallway and the other from the rear hallway, and these are serviced by a modern shower room which is fitted with a contemporary suite comprising walk-in shower, wash basin and W.C.

There is private off-road parking for up to 4 vehicles, in addition to the double garage. The detached garage/workshop offers excellent

storage or workspace potential and is positioned to the side of the property adjacent to the driveway. The property enjoys an attractive setting surrounded by mature trees and established greenery, creating a wonderful sense of privacy and tranquillity.

Externally, the gardens are a particularly noteworthy feature of the property. Arranged predominantly to the sides and rear, the grounds extend up towards an elevated lawned area bordered by mature trees and hedging, creating a peaceful natural environment with a wonderful sense of seclusion. From the raised section of the garden, breathtaking views can be enjoyed across the surrounding countryside and towards the distant hills, offering an idyllic spot to relax and unwind during the warmer months. The patio adjoining the property provides further outdoor seating space, ideal for al fresco dining and entertaining.

East Lodge enjoys a delightful rural setting within the Shropshire countryside whilst remaining

accessible to nearby market towns and amenities. Offering character, potential and a truly enviable outdoor setting, this detached bungalow represents an excellent opportunity for those seeking countryside living with generous outside space and is available with no onward chain.

The Location

Seifton is a small rural hamlet situated within the unspoilt South Shropshire countryside, surrounded by rolling farmland, woodland and scenic walking routes. The area is well regarded for its peaceful setting whilst remaining conveniently positioned for access to nearby market towns including Craven Arms and Ludlow, both of which offer an excellent range of everyday amenities, independent shops, supermarkets, restaurants and leisure facilities.

The surrounding area is renowned for its natural beauty and outdoor pursuits, with the nearby Shropshire Hills Area of Outstanding Natural Beauty providing endless opportunities for walking, cycling and exploring the countryside. Rail



services can be found in Craven Arms, offering connections towards Shrewsbury, Hereford and beyond, while the nearby A49 provides convenient road links through the county.

Services

We are informed the property is connected to mains water and electric and has a private septic tank.

Heating

The property has electric heating and the benefit of a log burner.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band D

Broadband

Enquiries indicate the property has an estimated broadband speed of 10Mbps. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Craven Arms - 3 mile
- Ludlow - 8 miles
- Church Stretton - 11 miles
- Clun - 12 miles
- Shrewsbury - 24 miles
- Much Wenlock - 14 miles
- Bridgnorth - 18 miles
- Telford - 23 miles

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Money Laundering Regulations

In order to comply with current legislation,

we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer’s identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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