



SAMUEL WOOD

15 Corfton Bache, Corfton Bache, Craven Arms, SY7 9LE

Offers In The Region Of £450,000



15 Corfton Bache

Corfton Bache, Craven Arms, SY7 9LE



- Detached two-bedroom country cottage
- Elevated position with stunning countryside views
- Principal bedroom with en-suite shower room
- Conservatory overlooking the gardens
- Large timber workshop and ample parking
- Approximately 1 acre of gardens and orchard
- Mature orchard with apple, plum, greengage and walnut trees
- Recently renovated family bathroom
- Cosy sitting room with wood-burning stove
- Potential for extension or further improvement (STPP)

Located on an elevated hillside position and surrounded by beautiful countryside, 15 Corfton Bache offers a rare opportunity to embrace a peaceful rural lifestyle. Set within approximately one acre of mature gardens and productive orchard, this delightful detached cottage is a haven for nature lovers, keen gardeners, and those seeking an escape from the hustle and bustle of everyday life.

Enjoy breath-taking far-reaching views from the patio and gardens, where red kites can often be seen soaring overhead. The orchard is home to a wonderful variety of fruit trees including apple, plum, greengage and walnut, while the surrounding land offers exciting potential for grazing small animals, creating wildlife habitats, or establishing colourful wildflower meadows.

The accommodation is both welcoming and characterful. A spacious entrance hall sets the tone, leading to the principal bedroom, complete with its own en-suite shower room. A recently renovated family bathroom provides a relaxing retreat with contemporary fittings and a bath ideal for unwinding after a day spent outdoors.

At the heart of the home lies the kitchen breakfast room, complemented by a practical utility lean-to, perfect for muddy boots, gardening equipment and pets. The formal dining room enjoys a lovely outlook towards the conservatory, which in turn provides delightful views across the gardens and surrounding countryside.

The cosy sitting room is a wonderful space to relax, featuring a charming fireplace with gas fired stove, creating a warm and inviting atmosphere throughout the cooler months. Patio doors open directly onto a terrace, seamlessly connecting indoor and outdoor living, while a useful catio offers a secure outdoor space for feline companions.

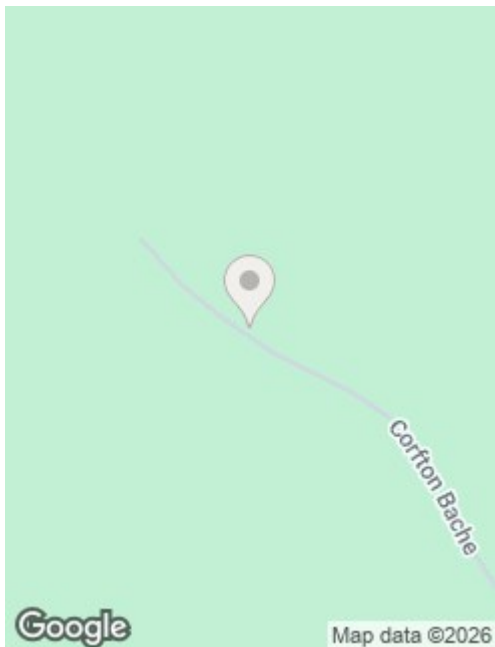
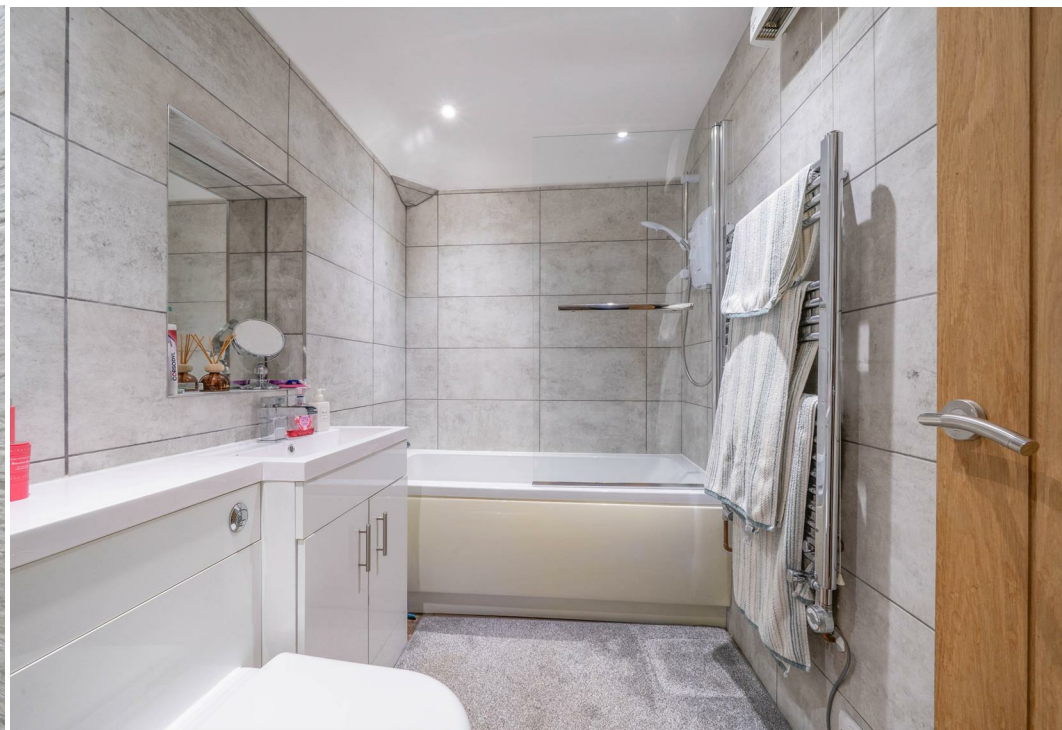
A space saving staircase from the sitting room leads to the impressive second bedroom, a spacious vaulted room full of character and charm. Benefiting from its own WC and wash hand basin, this versatile space could equally serve as guest accommodation, a hobby room or a peaceful home office.

Outside, the property continues to impress with ample parking and a substantial timber workshop/garden store. In addition to its existing charm, the cottage offers exciting potential for further enhancement or extension, subject to the necessary planning permissions.

This is a truly special home offering tranquillity, nature, privacy and scope for the future, all set within a picturesque countryside setting. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.







Directions

Please use the what3words app to locate the property using reference [///educates.tender.incursion](https://www.what3words.com/educates.tender.incursion) this will take you to the driveway of the property.

Services: We understand that the property has LPG fired central heating, mains electric, mains water and private drainage. EPC E.

Broadband Speed: Basic 15 Mbps, Ultrafast 1800 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: D

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.

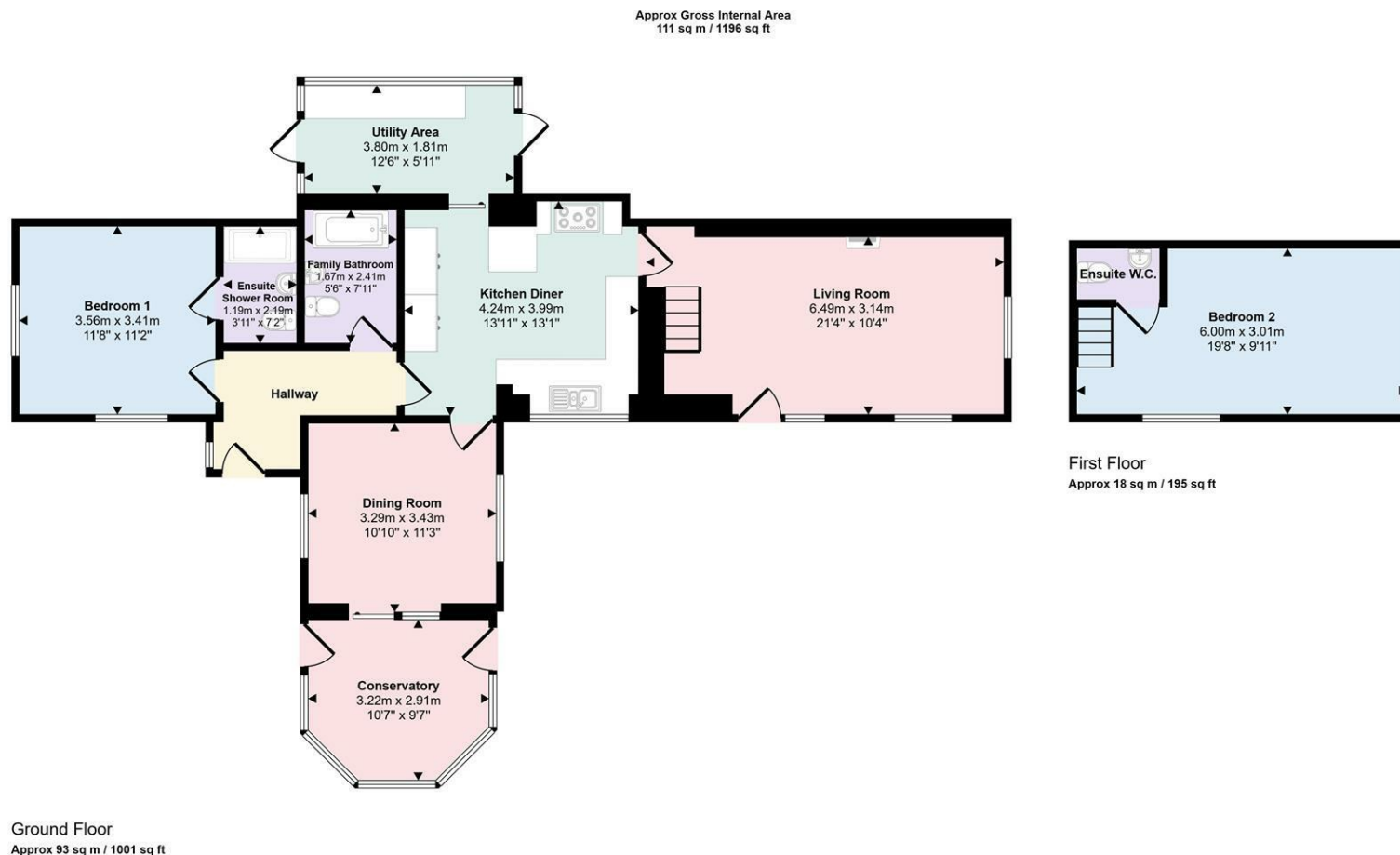
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, 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.





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.

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
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