



SAMUEL WOOD

The Haven, 71 High Street, Leintwardine, Craven Arms, SY7 0LQ

Offers In The Region Of £399,000



# The Haven, 71 High Street

Leintwardine, Craven Arms, SY7 0LQ



- Fantastic Dornier Bungalow in the popular Leintwardine Village
- Opportunity for Modernisation and Improvement
- 3-4 Bedrooms Depending on your needs
- EPC to be confirmed
- Very Versatile Accommodation
- Refitted Downstairs Shower Room
- Close to Fabulous Amenities
- NO ONWARD CHAIN

Located in the charming village of Leintwardine, Craven Arms, this delightful three-bedroom dornier bungalow on High Street offers a unique blend of versatility and potential. Spanning an impressive 1,707 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertainment.

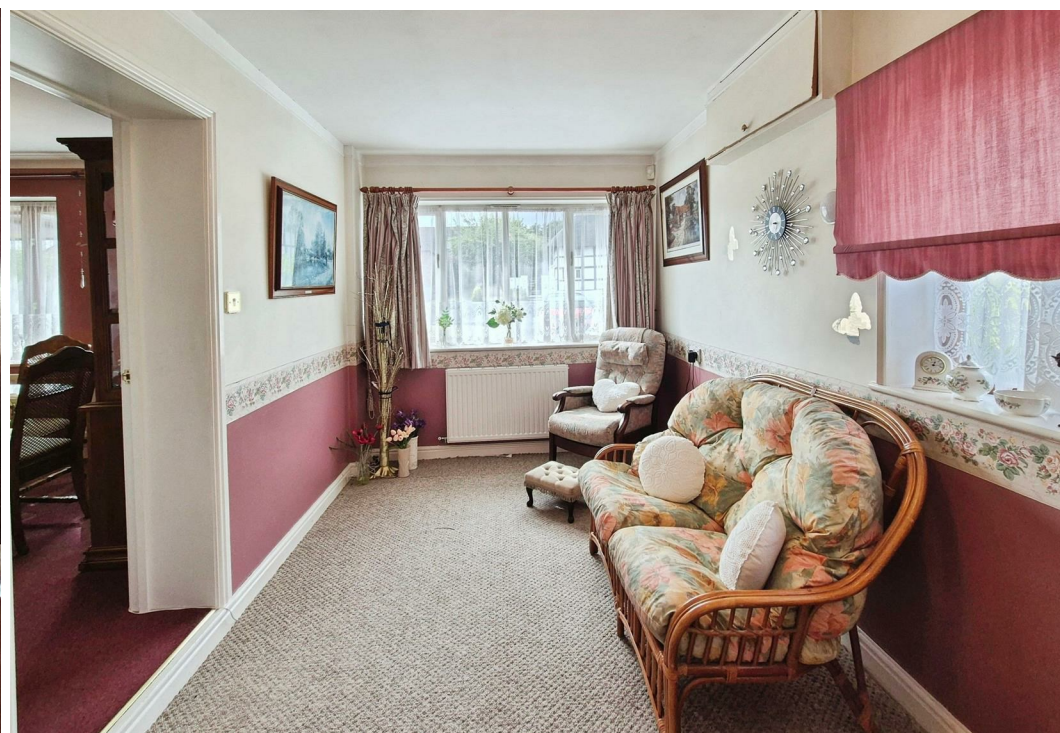
The accommodation includes a separate dining room, perfect for hosting family gatherings, and a converted garage that can serve as a fourth bedroom or additional living space, catering to your specific needs. The property features two well-appointed bathrooms, including a refitted shower room, ensuring convenience for all residents.

Upstairs, you will find two generous double bedrooms, complemented by another spacious shower room located off the gallery landing. This landing area is not only large but also offers the potential to be transformed into a study space, ideal for those who work from home or require a quiet nook for reading.

The exterior of the property is equally impressive, with a substantial frontage that accommodates parking for up to five vehicles, making it perfect for families or guests. The rear garden is a true gem, providing ample space for outdoor activities and relaxation. Additionally, the property features a conservatory and a large living room, enhancing the overall appeal of this lovely home.

Leintwardine itself is a vibrant community, offering a 'famous' petrol station, a village shop, the popular Lion pub, a fish and chip shop, and a fantastic doctors' surgery, all conveniently located by the picturesque river, which is an ideal spot for leisurely afternoons. This property is not just a house; it is a wonderful opportunity to embrace a delightful lifestyle in a sought-after village setting.







## Directions

Please use the what3words app and quote ///bronzr.condense.tailing which will take you to the entrance of the driveway of The Haven.

Services: We understand that the property has LPG Gas fired central heating, mains electric, mains water, mains drainage.

Broadband Speed: Basic 17 Mbps, Superfast 49 Mbps and Ultrafast 900 Mbps.

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Herefordshire Council

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.

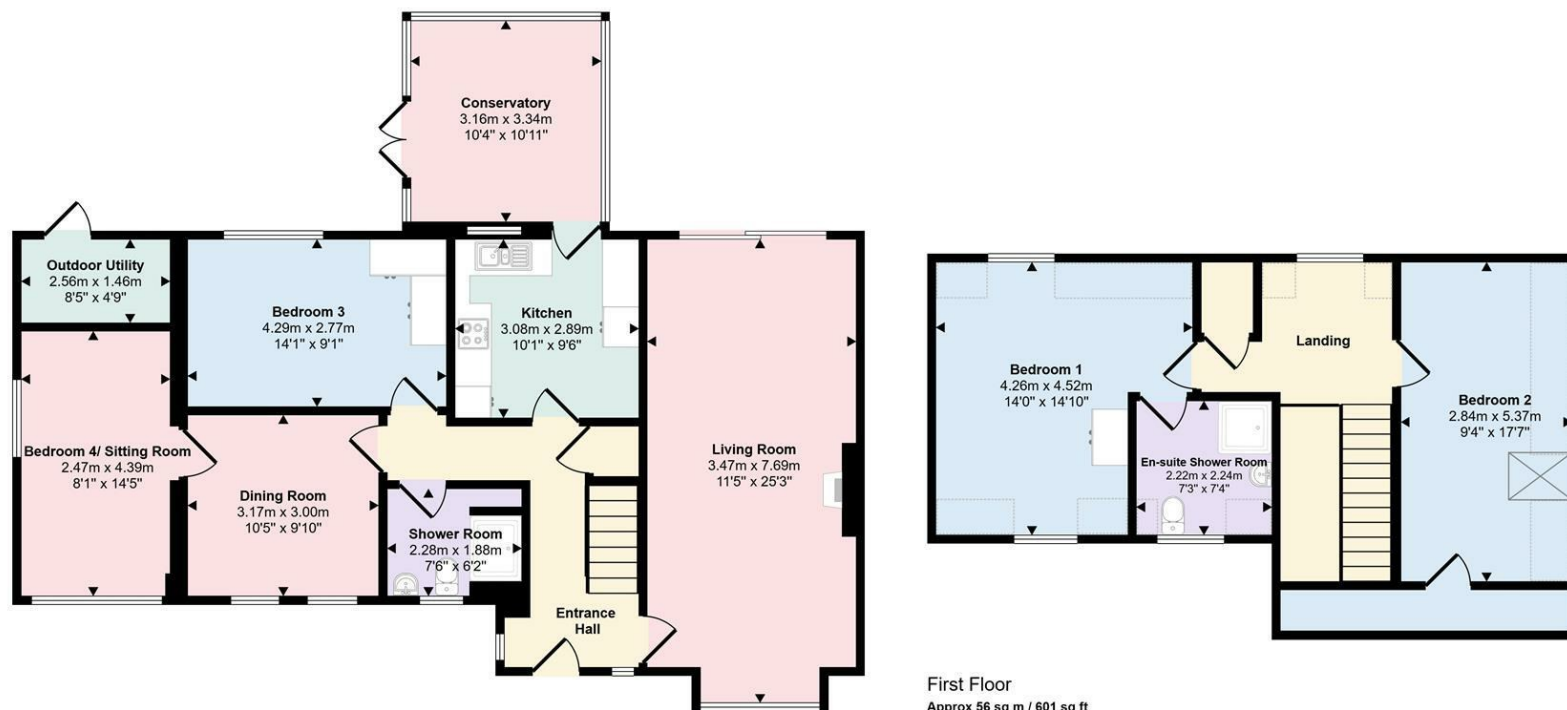
Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk). For out of hours enquiries please contact Vicki Oldhams on 07396 879139.





# Floor Plans

Approx Gross Internal Area  
159 sq m / 1707 sq ft



**Ground Floor**  
Approx 103 sq m / 1107 sq ft

Denotes head height below 1.5m

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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