



WOODMAN'S COTTAGE, CHAPEL LAWN, BUCKNELL, SY7 0BX

GUIDE PRICE OF £700,000

Wrights
Estate Agents
Established 1972

WOODMAN'S COTTAGE

- A secluded & beautifully-situated character cottage set within a spectacular valley of newly planted woodland.
- Spectacular views of the surrounding hills, valleys, brook, & wildlife
- 3 bedrooms with en suite shower room & balcony off the main bedroom
- Deceptively spacious with large kitchen and two further reception rooms
- Bathroom & shower room on 1st floor, with WC on ground floor
- 23 acres of grounds in total— with large wooded-valley garden (perfect re-wilding project)
- Newly planted native broad leaf trees
- Beautiful brook meandering through the valley (no flood issues)
- Triple garage/workshops & separate large garage both with spacious rooms above
- Air source heat pump (ASHP) central heating with radiators in all rooms
- Solar PV panels installed Feb 2025 (4.86 KWHP), giving highly beneficial contribution to electric usage & revenue from surplus electricity.
- Replacement stormproof double glazed timber windows and stable door
- Ample parking, storage & garaging that could be re-purposed if required
- C rating energy performance certificate
- Satellite TV available and Broadband
- Viewing highly recommended to fully appreciate this amazing location



KNIGHTON APPROX. 3.5 miles

CLUN APPROX. 4.5 miles

BUCKNELL APPROX. 5.5 miles

BISHOPS CASTLE APPROX. 8 miles

LEINTWARDINE APPROX. 9.5 miles

3 X	
2 X	
1 X	  
1 X	 
1 X	

THE LOCATION

The cottage is set within the beautiful Shropshire AONB countryside just outside the popular town of Clun.

The Clun Hills are rolling, easy-on-the-eye, topographically distinctive, and 415 million years old.

Clun boasts a dramatic Norman castle ruin, a 12th century church, and a 14th century stone bridge over the River Clun.

Bucknell is within an easy drive and has a range of facilities that includes a shop, public house, post office, and train station which connects to Craven Arms and Shrewsbury.

The historic and picturesque market town of Ludlow is a short drive away and is famed for its distinctive 'black and white' medieval architecture, town centre market, annual vibrant festivals, and range of independent shops. Other recreational activities include golf courses and racing at both Ludlow and Hereford.

There are good commuter links to the historic county town of Shrewsbury to the north and the cathedral city of Hereford to the south via the A49 which can be joined at Craven Arms.



DIRECTIONS

Leave Ludlow from the A49 heading towards Craven Arms. Turn left at first roundabout and continue towards Clun. Turn left in Clun over the river bridge taking the Knighton Road to New Invention.

After about 2 miles, at the bottom of the hill at New Invention, turn left—signposted Chapel Lawn. After half a mile take the first left (signposted Menutton) and continue up the valley.

As you approach the brow of the hill, the track down to Woodman's Cottage is signposted on the right.

What3words directions: [///sketches.unlisted.miracles](https://www.what3words.com/sketches-unlisted-miracles)
This takes you to the top of the private driveway



WOODMAN'S COTTAGE

The Property has been consciously managed to promote native wildlife, and the areas of felled conifers have been replanted with 14 different species of native broadleaf trees.

The sounds of birdsong and running water are predominant and the land abounds with native wild flowers, including bluebells. Planting in the woodland garden has focused on unusual perennial, acers and magnolias, together with fruit trees including apple, pear and damson.

The cottage is approached over a quiet, rural country lane which leads to the private track for Woodmans Cottage. The well-maintained private track is about 200 metres in length and serves no other properties.

Woodmans Cottage has seen recent upgrading (ASHP & PV) in Feb 2025 to take advantage of it's unique situation and offers a rare opportunity to further develop the renewables to provide a robust off-grid living solution with further potential for ground-mounted PV, battery storage, ground-source heat (from stream), and micro-hydro (from stream).

The current owner has aimed to promote native wildlife, which has informed the broadleaf re-planting of the felled areas.

The sounds of birdsong & running water are predominant. Planting in the woodland garden has focused on unusual perennials, acers and magnolias; and fruit trees such as apple, pear and damson.

ACCOMMODATION

Original wooden **FRONT DOOR** to:-

LOUNGE/RECEPTION (5.5m x 3.7m approx)(18' x 12'1" approx) with quarry tiled floor, exposed timbers, radiator, stone fireplace with recessed log burner, five wall lights, two front windows, eight power points, and TV point.

Balustrade **STAIRCASE** with fitted carpet, side window ascending to the first floor. Square arch form living room to:-

SITTING ROOM (4.9m x 3.2m approx)(16' x 10'4" approx) with quarry tiled floor, radiator, six power points, and glazed double French window to patio and gardens. Glazed door to kitchen.

KITCHEN/BREAKFAST ROOM(4.9m x 4.4m approx) (16' x 14'4" approx) with quarry tiled floor, two windows, ceiling beam, matching built in units including five floor cupboards, laminate worktops, tiled splashbacks, three wall cupboards, and double drainer sink unit. Space for cooker, plumbing for dishwasher, and washing machine. Radiator, seven power points, TV point, and ceiling downlighters.

Glazed panelled door from kitchen to:-

SIDE PORCH with quarry tiled floor, radiator, telephone point, window, and part glazed timber stable door to garden.

CLOAKROOM/WC with quarry tiled floor, white suite with WC and washbasin. Radiator, window, and ceiling lights.

First FLOOR LANDING with fitted carpet, radiator, window with deep sill, and two power points.



ACCOMMODATION continued...

BEDROOM 1 (4.9m x 4.4m approx) (16' x 14'4" approx) fitted carpet, glazed double doors with blind opening onto a Juliet balcony providing delightful far reaching views of the valley. Ceiling lights, ceiling hatch to loft space, side window with blind, radiator, TV point, and four power points.

EN SUITE SHOWER ROOM with vinyl floor, radiator, extractor fan, white suite with shower, WC, and washbasin with mirror over.

BEDROOM 2 (4.9m x 3.2m approx)(16' x 10'4" approx) with fitted carpet, radiator, four power points, ceiling light, wall light, and cupboard housing the hot water systems.

BEDROOM 3 (3.5 x 2.9m approx)(11'4" x 9'5" approx) with fitted carpet, window with deep sill, ceiling lights, six power points, wall light, period fireplace, and radiator.

OUTSIDE

The Property has been consciously managed to promote native wildlife, and the areas of felled conifers have been replanted with 14 different species of nature broadleaf trees. The sounds of birdsong and running water are predominant and the land abounds with native wild flowers, including bluebells. Planting in the woodland garden has focused on unusual perennial, acers and magnolias, together with fruit trees including apple, pear and damson.

OUTSIDE The cottage is approached over a quiet, rural country lane which leads to the private track for Woodman's Cottage. The track descends gently towards a large parking area.

TWO STOREY TIMBER FRAMED TRIPLE GARAGE / WORKSHOP WITH PITCHED SLATE ROOF (8.7m x 5.3m approx)(28'5" x 17'3" approx) with power and lighting. There is a spacious room above that is currently utilised as an art studio and accessed via an external staircase.

TIMBER FRAMED SINGLE TWO STOREY GARAGE WITH PITCHED SLATE ROOF (6.1m x 4.8m approx)(20' x 15'7" approx) with power and lighting. There is a spacious room above that makes a useful workshop or additional storage.

The above garages are substantial quality outbuildings that could be re-purposed to suit the buyers requirements (subject to any necessary planning consents).





TENURE We understand the Property is FREEHOLD

SERVICES We understand that the property has mains electricity supply, private water supply and drainage.

COUNCIL TAX Band 'E'

EPC 'C'

LOCAL AUTHORITY Shropshire Council Tel: 0345 678 9002

VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.
Email: sales@wrightschurchstretton.co.uk

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WOODMAN'S COTTAGE, CHAPEL LAWN, BUCKNELL, SY7 0BX

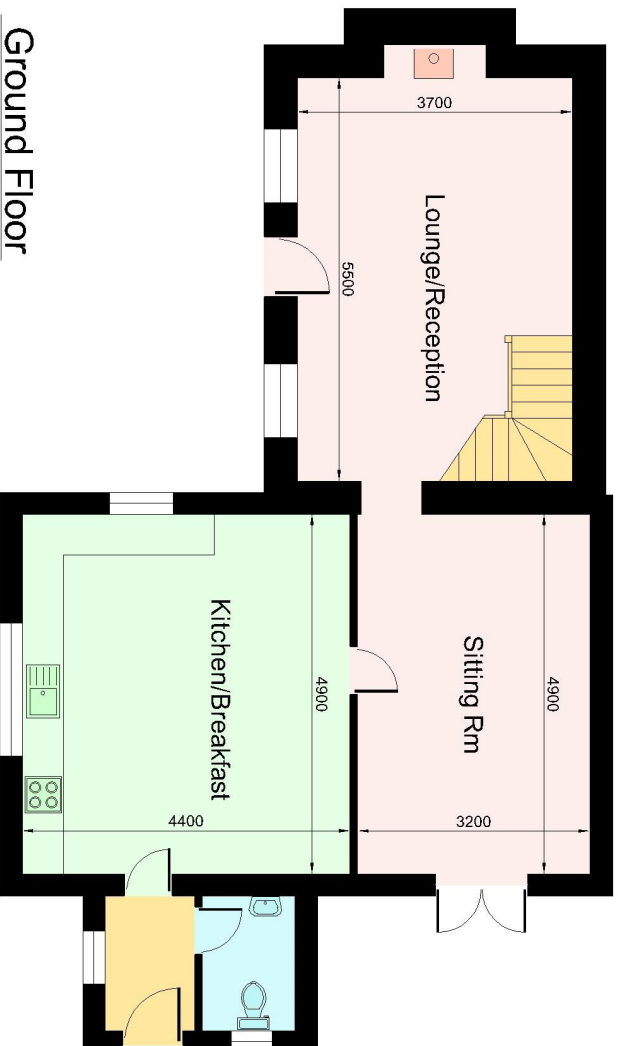
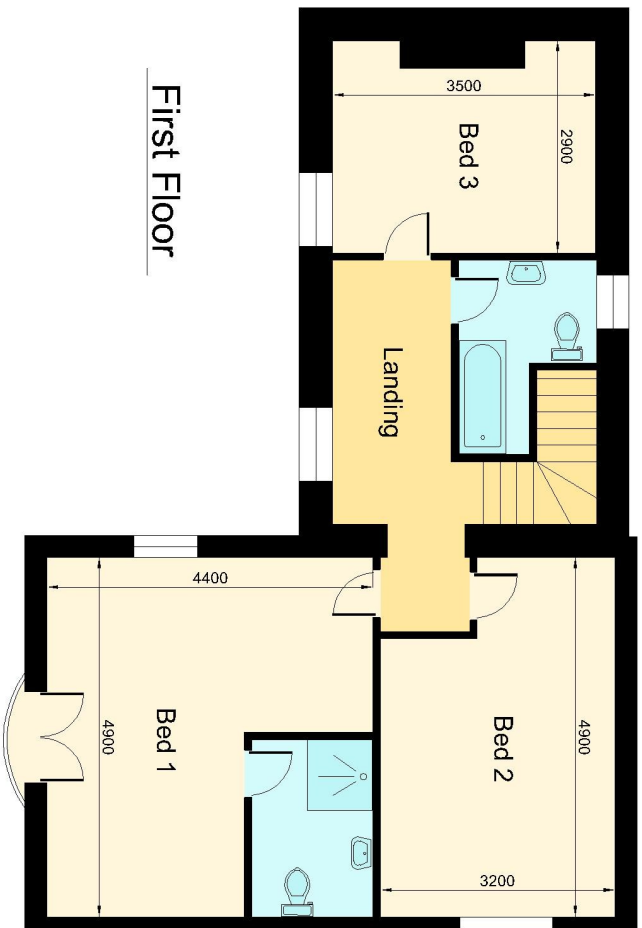
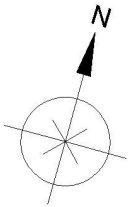




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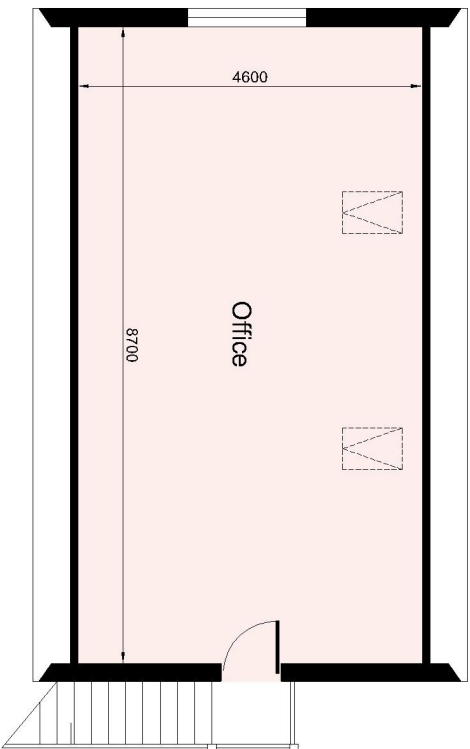


Garage building internal area: 833 sq ft (127 sq m)

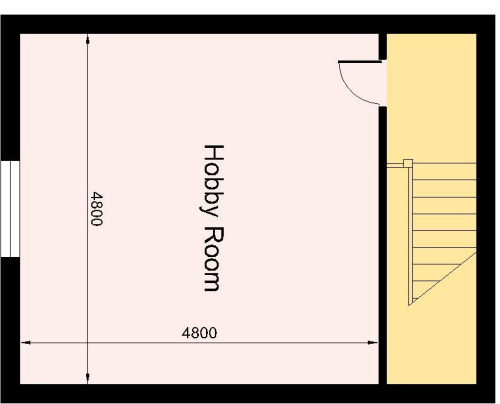
Out building internal area: 526 sq ft (49 sq m)

Total House Floor Area 126 Sq m (1355 Sq ft)

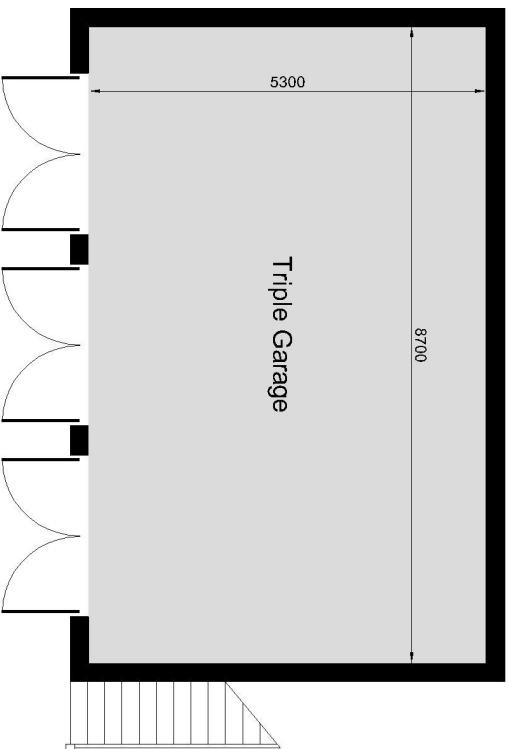
Woodmans Cottage
Chapel Lawn
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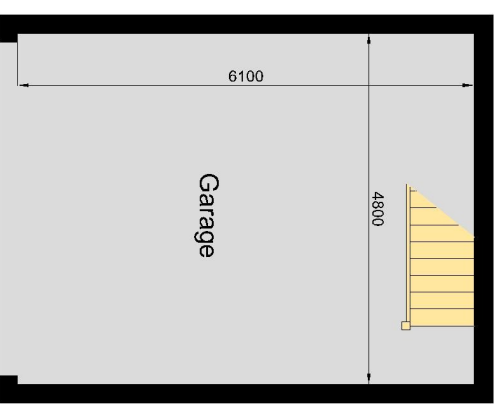
First Floor



First Floor



Ground Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		69 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Floor Area 160 Sq m (1720 Sq ft)

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