



New House, The Cabin, Craven Arms, SY7 8HE
Guide Price £485,000

**COBB
AMOS**

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

New House, The Cabin Craven Arms

Welcome to New House, The Cabin, situated in the picturesque village of Hopesay, New House offers a rare opportunity to acquire a delightful detached cottage in the tranquil South Shropshire countryside.

Combining traditional charm with modern comforts, this well presented home is perfect for those seeking a peaceful retreat or a countryside lifestyle. Hopesay and the surrounding area is renowned for its tranquil ambiance and natural beauty.

FEATURES

- Charming Detached Cottage in the Heart of Shropshire
- Bright and Airy Living Room with Wood-Burning Stove
- Dining Room with Wood Burning Stove
- Traditional Fitted Kitchen, Utility and Cloakroom
- 5 Spacious Double Bedrooms
- Gardens with Patio Area
- Driveway with Ample Parking Space
- Idyllic Rural Setting with Stunning Countryside Views
- Viewing Highly Recommended

Material Information

Guide Price £485,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: E

EPC: G (19)

For more material information visit www.cobbamos.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		
1-20	G	19 G	

Introduction

New House is a beautifully designed detached home nestled in the idyllic village of Hopesay, offering a rare opportunity to enjoy peaceful countryside living with modern comforts. Surrounded by rolling hills and scenic landscapes, this property is perfect for those seeking a tranquil escape while remaining within easy reach of local amenities.

Property Description

As you step through the front door you are greeted by spacious and thoughtfully designed interiors, ideal for both relaxation and entertaining. The generous reception hall leads to a spacious L-shaped living room with traditional features including wooden flooring, wood burning stove, exposed ceiling timbers and rustic wooden doors. Double doors lead out to the patio and garden and bring in an abundance of natural light. Head through the hall where you will find a cozy dining room with traditional feature fireplace inset wood burning stove, red quarry tile flooring and dual aspect windows to front and rear. The adjacent kitchen has a traditional fitted kitchen with range cooker with extractor over, planned space for dish washer and fridge freezer. A rustic wooden door leads to a useful utility room providing further space for appliances, with plumbing for washing machine.

Stairs ascend from the hall to the first floor landing, five spacious bedrooms surround the house bathroom. Each room provides ample space for rest and relaxation, these are well-proportioned rooms with charming rural views. The traditional bathroom comprises wood panel bath with shower over, pedestal wash hand basin and W.C.

Outside & Grounds

The property boasts a generously sized garden, primarily laid to lawn and framed by

mature trees and hedges. On one side of the house, there is a patio area, while the other features a gravelled section, both ideal for outdoor entertaining. Across the lane, an outbuilding houses a garage, workshop, and wood store, conveniently positioned near the parking area, which accommodates multiple vehicles. Additionally, the property includes a separate parcel of land beyond the parking area, currently unused.

Location

New House is located in the heart of Hopesay, a charming rural village near Craven Arms. With excellent transport links, including road and rail connections, this home offers a perfect balance between countryside seclusion and accessibility.

Services

The heating system operates via a back-boiler and was previously connected to the oil tank, which could be reinstated if needed. We understand mains electricity, mains water and private drainage are connected. Wood burning stove to lounge and dining room, windows are double glazed.

Broadband Speeds

Estimated Broadband Speeds - Basic 17 Mbps | Ultrafast 900 Mbps

Flood Risk

Rivers and the sea: No Risk.

Local Authority

Shropshire Council
Band: E

Tenure

We understand the property is Freehold.

Agents Note

The lane leading to the property is owned by New House, with neighboring properties granted a right of access.



COBB
AMOS



COBB
AMOS



COBB
AMOS



COBB
AMOS



COBB
AMOS



COBB
AMOS

Buyers Identification Check Charge

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 £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Viewing Arrangements

This rare gem in the heart of the Shropshire countryside offers an outstanding opportunity to create your dream rural lifestyle. Don't miss out on this exceptional property, please contact us for further details or to arrange a viewing. Cobb Amos, Ludlow: - Tel: 01584 874 450 Email: ludlow@cobbamos.com



DIRECTIONS

We recommend using What3Words, navigate to: - ///feel.subtitle.sounds





COBB
AMOS



COBB
AMOS

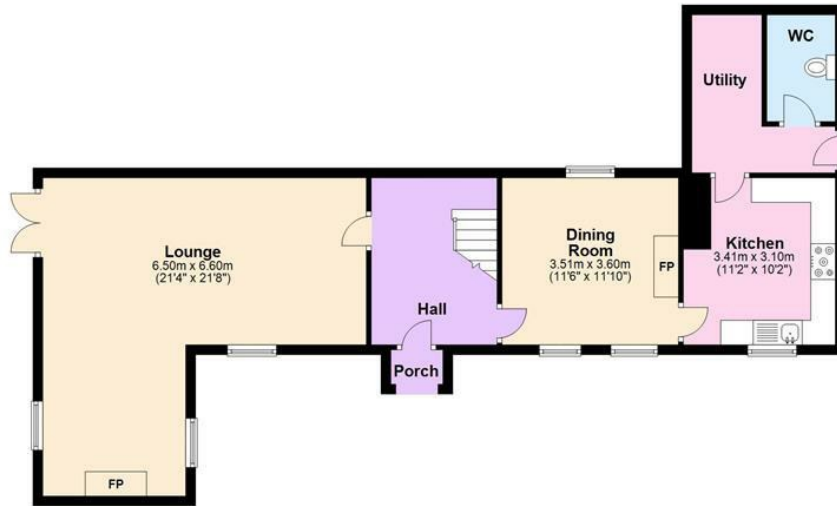


COBB
AMOS

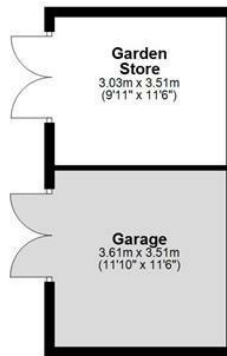
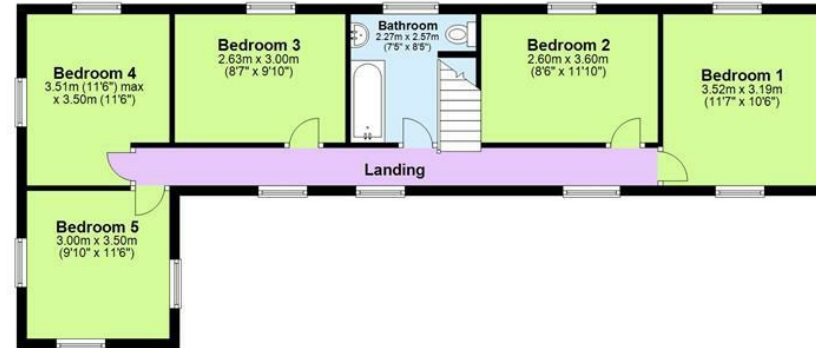


COBB
AMOS

Ground Floor
Approx. 98.4 sq. metres (1058.8 sq. feet)



First Floor
Approx. 62.9 sq. metres (676.5 sq. feet)



Total area: approx. 161.2 sq. metres (1735.3 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

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.

COBB AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007
hereford@cobbamos.com
14 King Street, Hereford, HR4 9BW

Ludlow

Telephone: 01584 874450
ludlow@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Lettings

Telephone: 01432 266007
lettings@cobbamos.com
14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310
leominster@cobbamos.com
5 Broad Street, Leominster, HR6 8BS

Knighton

Telephone: 01547 529907
knighton@cobbamos.com
22 Broad Street, Knighton, LD7 1BL

Land & New Homes

Telephone: 01584 700648
landandnewhomes@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Head Office

Telephone: 01568 605300
hello@cobbamos.com accounts@cobbamos.com
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS



www.cobbamos.com