



SAMUEL WOOD

Moorcroft Bushmoor, Craven Arms, SY7 8DW  
Offers In The Region Of £565,000







# Moorcroft

Bushmoor, Craven Arms, SY7 8DW



- Beautifully Presented Detached Home
- Spacious Lounge and Dining Room
- South West Facing Conservatory
- Stunning Gardens, Orchard & Wild Flower Areas
- Far Reaching Countryside Views
- Four Bedrooms, One En-Suite Bathroom
- Kitchen / Breakfast Room & Utility Room
- Family Bathroom
- Garage, Ample Driveway Parking
- Located Within The Shropshire Hills National Landscape

Built in 1982, located a secluded position, and within the Shropshire Hills National Landscape, Moorcroft offers spacious, versatile, and potentially multi-generational accommodation. With four bedrooms, and two bathrooms arranged over two floors, the property benefits from far reaching views towards the local landmarks of Flounders Folly and the Wenlock Edge.

The gardens at Moorcroft, a key feature of the property, are stocked with a variety of shrubs, herbaceous plants, an apple and pear tree orchard, a herb garden, wild flower areas, and a green house. The property also includes a wild life pond, bird boxes and bee hotels, truly a gardeners delight.

Bushmoor is a hamlet within the civic parish of Wistanstow and is located about four miles south of Church Stretton. It has the advantage of being within the heart of the beautiful rural south Shropshire countryside with easy access to the A49 just 1 mile away. There are excellent railway connections at Church Stretton and Craven Arms, and the 435 bus from Ludlow to Shrewsbury passes through the hamlet on a regular basis. The village of Wistanstow lies 1 mile away and provides a local community village shop, primary school, church and village hall.

The Shropshire Hills National Landscape, formerly the Shropshire Hills AONB, is famous for its leisure pursuits that include excellent walking, cycling and gliding opportunities over the Long Mynd and the South Shropshire hills.



Moorcroft is a delightful detached property situated in the tranquil hamlet of Bushmoor. The property boasts a well-proportioned and layout with ample natural light throughout.

## Entrance Hall

Accessed via a double glazed front door, an 'L' shaped entrance hall takes you to two bedrooms, a family bathroom, the garage and an under stairs store cupboard, and features ceiling coving, two central heating radiators, power points and a staircase to the first floor.

## Bedroom Two 10'7" x 9'1" (3.23 x 2.79)

Wide window overlooking front garden, built in wardrobes with four doors, central heating radiator, ceiling coving and power points.

## Bedroom Three 10'5" x 9'3" (3.20 x 2.84)

Currently used as a generously proportioned office, this double bedroom has a window overlooking the front garden, ceiling coving, central heating radiator and power points.

## Family Bathroom

Fitted with a suite in white comprising panel bath with shower and glazed shower screen, inset Ideal standard wash hand basin with cupboards below. Low level flush WC, with concealed cistern, heated towel rail, shaving point, wall mounted mirror, ceiling spot lights, and coordinated ceramic wall tiling.

## Landing

Accessed via the staircase, the landing has doors radiating off to the living room, kitchen, bedrooms one and four, an airing cupboard with water tank and shelves and a built in cupboard for cloaks storage, access hatch to loft space, central heating radiator.

## Living Room 16'6" x 12'4" (5.03 x 3.76)

A bright and spacious room with natural light from the wide picture window to front that offers far-reaching countryside views. The focal point of the room is provided by a Clearview wood burning stove inset in marble with a wooden surround and mantle. Oak floor boards are laid through to the dining room.



### **Dining Room 10'7" x 9'6" (3.23 x 2.92)**

Accessed from the living room and the kitchen, the dining area with central heating radiator, offers natural light from both front and rear, and has sliding double glazed doors to the conservatory.

### **Conservatory 11'10" x 9'10" (3.61 x 3.00)**

Set on a brick base, with uPVC double-glazing, attractive tile flooring, central heating radiator, wall lighting, and door to a wide sandstone patio, the well-appointed south west facing conservatory overlooks and provides access to the rear garden.

### **Breakfast Kitchen 19'5" x 10'5" (5.92 x 3.20)**

With Oak flooring, the kitchen offers a breakfast dining area, two windows overlooking the rear garden, and a range of fitted solid wood full height and under counter cupboards and drawers which provide generous storage. With granite work surfaces, a peninsular unit and a stainless steel one and a half bowl sink and draining board, the kitchen also features Neff appliances - a double oven with integral grill and microwave, a slow cooker/warming drawer, and a fridge freezer, dishwasher, and ceramic hob with extractor fan.

### **WC and Vanity Unit**

Fitted with a suite in white comprising low level flush WC, with concealed cistern, and obscure glazed window. Ideal Standard wash hand basin set in vanity cupboard with mosaic tiled splash back, ceiling coving and recessed ceiling spot lights.

### **Utility Room**

Having stainless steel sink and drainer, cupboards above and below, floor to ceiling storage cupboard in solid wood to match kitchen units, and Whirlpool washing machine. Window and door to rear garden.

### **Bedroom One 12'2" x 11'1" (3.73 x 3.38)**

Overlooking the front garden and with far-reaching countryside views, this bright room features five built in Hammond wardrobes with two bedside cabinets, a walk in storage cupboard with louvre door, central heating radiator, power points and a door to

### **En-Suite Bathroom 9'1" x 8'0" (2.77 x 2.46)**

Comprising deep enameled bath, glazed shower cubicle, wash hand basin with marble-topped vanity unit and splash back, and cupboard below, wall mounted mirror with light and shaving point. Low level flush WC, heated towel rail, ceiling spot lights, and ceiling coving, obscure glazed window.

### **Bedroom Four 9'3" x 7'10" (2.82 x 2.39 )**

With window to side elevation, far-reaching countryside views, ceiling coving, central heating radiator and power points.

### **Garage 12'0" x 10'2" (3.68 x 3.12)**

Fitted with fully opening obscure double glazed doors and generous shelving. Worcester Oil Fired Central heating boiler, and power points.

### **Gardens**

A true asset of the property, with far-reaching views, the gardens are to the front and rear. They are stocked with a wide variety of shrubs, plants, tree's, and an apple and pear orchard. There is also a raised bed for herbs and vegetables, a wildlife pond, bug hotels and bird boxes, a composting area, a greenhouse and shed, and an area of wildflower planting to encourage wild life. The private southwest facing patio to the rear is perfect for barbecuing on summer evenings.

### **Services**

We understand that the property has oil-fired central heating, mains electricity, mains water supply and private drainage.

Broadband Speed: Basic 27 Mbps, Ultrafast 950 Mbps

Flood Risk: Very Low.

### **Local Authority**

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel: 0345 678 9000







### Council Tax

Band: F

### Tenure

We understand the tenure is freehold.

### Energy Performance Certificate (EPC)

Energy Rating: 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.

### Viewings

To appreciate the full charm of Moorcroft, we highly recommend arranging a viewing. Please call: 01588 672728, or Email: [cravenams@samuelwood.co.uk](mailto:cravenams@samuelwood.co.uk)



### Directions

Bushmoor is 4 miles from Church Stretton, 18 miles from Shrewsbury, and 13 miles from Ludlow. From the Samuel Wood office in Craven Arms, take the 2nd exit onto Shrewsbury Rd/A49. Proceed North for approximately 3 miles, you will pass a layby on the left and continue for a further 200m until you reach another left turn sign posted Bushmoor. After just under a mile, the property will be found on your left hand side identified by a red brick walled driveway.





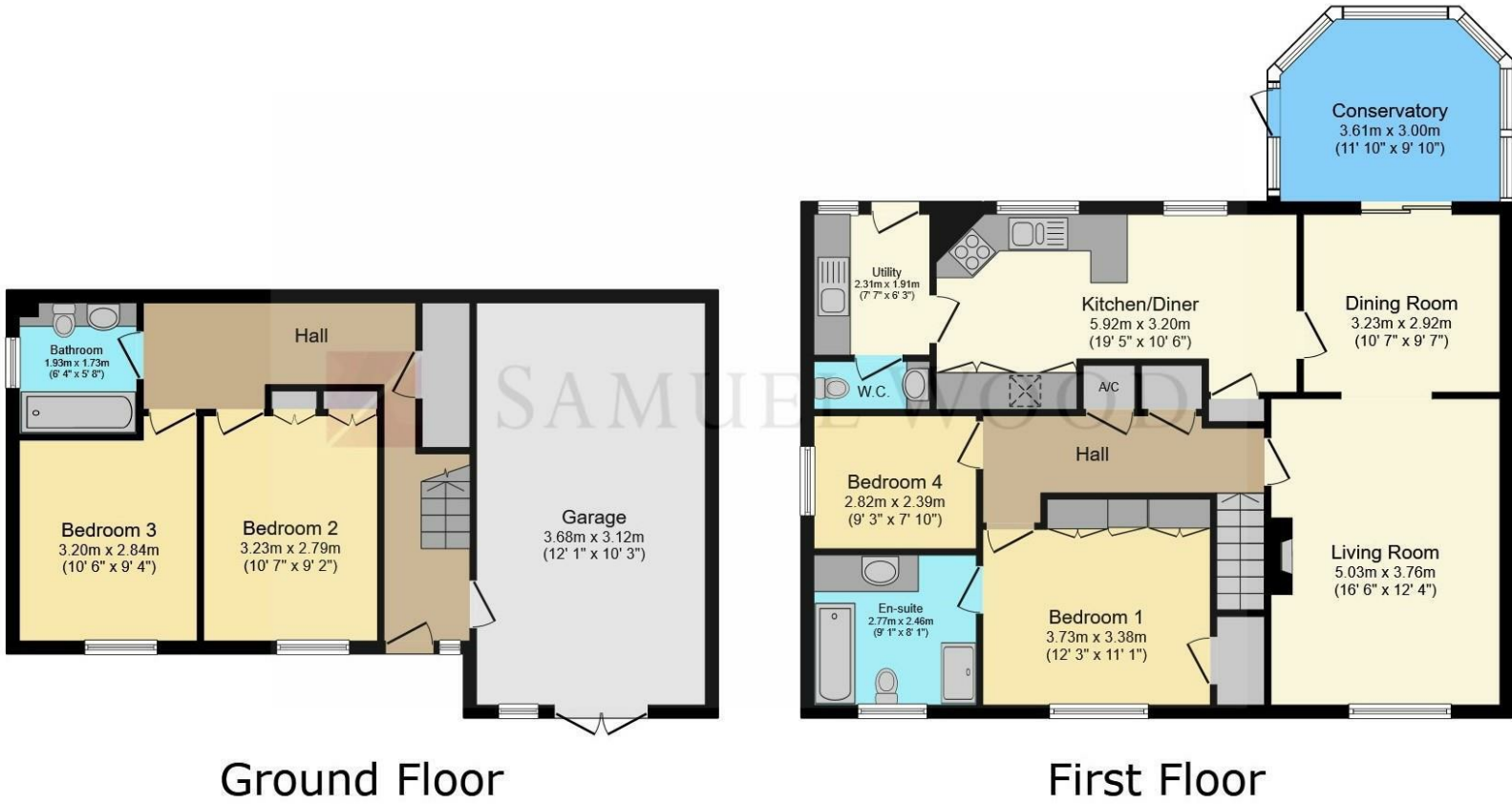








Floor Plans



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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