



SAMUEL WOOD

Bridge Cottage Adley Moor, Craven Arms, Shropshire, SY7 0ES

Offers Based On £250,000



Bridge Cottage

Adley Moor, Craven Arms, Shropshire, SY7 0ES

- Rurally located semi detached country cottage
- Garden extending to ¼ of an acre
- LPG gas fired heating
- Well away from the madding crowd
- Character accommodation
- No onward chain

Beautifully located in a rural setting adjoining common land and surrounded by beautiful rural countryside. Sitting in the tip of Herefordshire and close to the Shropshire border lies this delightful 2 bedroom period cottage. Accommodation benefitting from LPG gas fired heating includes: Entrance Hall, Living Room with period fireplace and cupboards, Kitchen / Dining Room, First Floor Landing, 2 Bedrooms and Bathroom whilst the garden extends to approximately a quarter of an acre. No onward chain. EPC rating F



Adley Moor is a beautiful rural location on a no through road with the property right at the end of the roadway and accessed off Adley Moor Common. Local facilities can be found in the popular and well serviced villages of Leintwardine and Bucknell whilst historic Ludlow sits to the East and is renowned for its architecture and festivals

Period Front Door opens into

Entrance Hallway

with door to

Living Room 15'10" x 12'9" (4.85m x 3.90m)

having window to frontage with this lovely rural view across the common and to the surrounding hills can be enjoyed. There is a feature fireplace with period cupboards to one side and shelves to the other, smaller window to side garden and double doors into storage cupboard

Kitchen / Dining Room 18'11" x 7'6" (5.78m x 2.30m)

having 2 windows and stable door to rear garden, room for table and chairs. Kitchen area with stainless steel sink unit, base cupboards with drawers and shelving, further wall shelving, planned space for cooker and room for a fridge. Also housed in here is the Worcester wall mounted LPG gas fired boiler which heats domestic hot water and radiators





First Floor Landing

having window to side, access to roof space with drop down ladder, loft space provides excellent storage being boarded and with window to rear elevation.

Bedroom 1 12'5" x 9'1" (3.80m x 2.77m)

having window to frontage with this fantastic rural view, lovely high ceilings and exposed floorboards

Bedroom 2 9'4" x 7'6" (2.87m x 2.30m)

having window to side and exposed floorboards

Bathroom 11'0" x 5'10" (3.37m x 1.80m)

having window to rear with this lovely far reaching rural outlook, suite in white of wc, pedestal wash hand basin and panelled bath with shower over and tiled splash backs. Double doors into a useful linen cupboard with radiator and shelving

Outside

This 2 bedroom semi-detached country cottage is accessed over a shared drive with a picket gate leading into the large and mature gardens extending to a quarter of an acre. The gardens are mature, mainly laid to lawn, having a beautiful rural aspect to the rear elevation and being interspersed with trees and shrubs. Included in the sale is a Summer House having power and water and a useful Outside Office with electric heater.

Services

Mains electricity, private water supply, shared private drainage, LPG gas fired heating to radiators via a Worcester boiler. Flood risk – medium, Broadband – basic speed 3Mbps

Local Authority

Herefordshire council, tax band - D

Agents Note

The property is listed at medium for flood risk, however, the current vendors have owned the property since 1995 and have never had any flooding in the property, just one occasion when they have had water on the lawn only.

Tenure

Freehold





Viewings

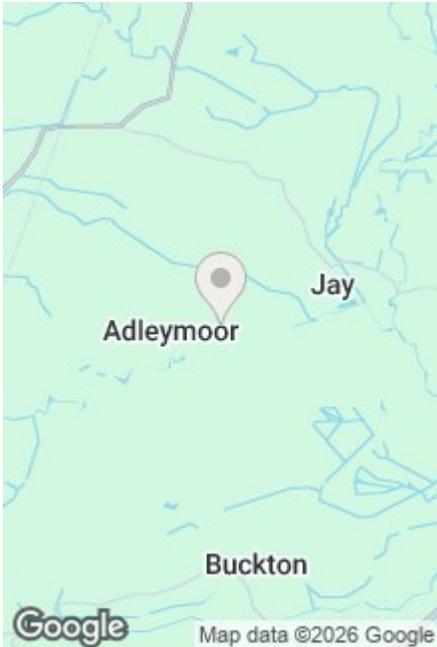
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

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.



Directions

From Leintwardine proceed on the A4113 Knighton Road. Follow this road coming into the small Hamlet of Walford and at the crossroads turn right signposted Buckton and Adley Moor. Follow this road in Buckton carrying on through the village and taking the next turn on the right hand side signposted Adley Moor and Coxhall, follow this road right to the end and as you come onto the common continue along the track through the common and you will see Bridge Cottage on front of you.



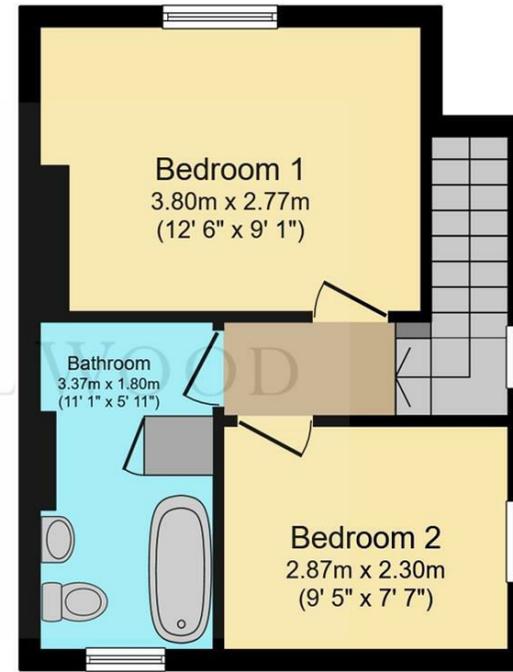




Floor Plans



Ground Floor
Floor area 32.1 sq.m. (345 sq.ft.)



First Floor
Floor area 30.0 sq.m. (323 sq.ft.)

Total floor area: 62.1 sq.m. (668 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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