



SAMUEL WOOD

Forest Lodge Dark Lane, Leintwardine, Craven Arms, Shropshire, SY7 0LJ

Offers Over £400,000







# Forest Lodge Dark Lane

Leintwardine, Craven Arms, Shropshire, SY7 0LJ



- Spacious Detached House
- Potential for Dual family use
- Level Garden, Driveway parking & Double Garage
- Popular village with facilities
- Up to 5 Bedrooms
- Internal inspection essential

This spacious detached residence offers flexible living accommodation arranged over two floors or alternatively would suit dual family use. The property sits in this popular and well serviced North Herefordshire village. Outside the property enjoys level gardens, excellent gated driveway parking, detached garage and garden room whilst accommodation benefitting from double glazing and LPG gas-fired heating to Reception Hall, Living Room, Dining Room, Kitchen, ground floor Bedroom, Shower Room, First Floor Landing with two Double Bedrooms. Whilst there is a secondary front door which provides a second Hallway, Utility Room / Kitchen 2, Living Room, Wet Room and Bedroom. Viewing advised. EPC Rating - F



Leintwardine is a popular and well serviced village sitting in the tip of North Herefordshire and has facilities that include Large Garage with excellent shop, 2 public houses, fish and chip shop, doctors surgery, junior school, church, village hall and an active community. Historic Ludlow is an easy drive as are the popular towns of Craven Arms, Knighton and Leominster.

Upper glazed front door opens into

**Reception Hallway**  
with downstairs storage cupboard

**Living Room 13'3" x 10'5" (4.06m x 3.20m)**  
with window and door to rear garden, feature fireplace with wooden surround, tiled inset and flame effect gas fire fitted.

**Dining Room 13'1" x 12'1" (4.00m x 3.70m)**  
with sliding doors out onto rear garden, coving, ceiling rose and a raised fireplace with a small wood burning stove

**Kitchen / Breakfast Room 12'11" x 10'7" (3.94m x 3.25m)**  
having dual aspect with windows to front and rear elevations, tiled floor, room for small table and chairs, nicely fitted with a modern range of matching units with wood styled fronts, heat resistant work surfaces and tiled splash backs. There is a 1 1/2 bowl sink unit, Neff induction hob with extractor positioned above adjacent to which is a Neff double oven and microwave, planned space for an American style fridge freezer, room for dishwasher and central breakfast bar.

**Bedroom 3 9'11" x 9'2" (3.03m x 2.80m)**  
with 2 windows to front side and coving

**Shower Room 6'6" x 5'6" (2.00m x 1.70m)**  
with 2 windows to frontage and suite of wash hand basin with vanity cupboard, tiled surround, wc and shower cubicle with shower fitted and tiled splash backs



## First Floor Landing

### Bedroom 1 13'1" x 12'2" (4.00m x 3.72m )

with 2 windows to frontage and an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, dressing table with drawers and access into eaves storage

### Luxurious En-suite Bathroom 17'10" x 5'11" (5.44m x 1.82m)

with window to rear, extensively tiled walls and a suite in white to include free standing scroll edge bath with central taps, his and her wash hand basins both with vanity cupboards, wc and walk-in shower cubicle with shower fitted. The Valliant gas fired boiler which heats domestic hot water and radiators, half door into eaves storage

### Bedroom 2 12'3" x 10'2" (3.74m x 3.10m)

with 2 windows to side overlooking garden and door into eaves storage

### En-suite Shower Room 5'6" x 5'4" (1.70m x 1.63m)

with window to rear, suite in white of wash hand basin with vanity cupboard, wc and shower cubicle with Triton shower fitted

The property has great potential for dual family use or as one larger residence. The secondary accommodation has a

## Separate front door opening into

### Reception Hallway

Door into

### Utility Room 8'10" x 7'1" (2.70m x 2.18m)

but could be a separate kitchen with window and door to rear elevation, stainless steel sink unit with cupboards beneath, further wall cupboards, space and plumbing for washing machine and housed in her is the wall mounted Worcester boiler which heats domestic hot water and radiators in the annex.

### Living Room 18'6" x 9'2" (5.64m x 2.80m)

having dual aspect with windows to front and rear elevations and useful door into under stairs cupboard.

### Wet Room 7'8" x 3'7" (2.36m x 1.10m)

with window to front side, WC and wash hand basin, shower area with multi head shower and jet system

## First Floor Landing

### Bedroom 4 12'4" x 7'4" (3.78m x 2.26m)

with window to frontage and half door into eaves area. There is gym equipment in this section which will be included in the sale and door into a sauna.

## Outside

The property enjoys a lovely edge of village location off a quiet lane and is accessed via an electrically operated gate onto a large gravel driveway which provides parking for numerous vehicles. Off the driveway there is an up and over door into a double garage which sits at the rear side of the property. Gardens with the property wrap round the house and off the driveway there is a level lawned garden with fencing and mature hedging denoting boundaries. There is a Japanese themed garden area. At the rear of the property there are paved seating areas, decked seating areas and high board fencing. This in turn then opens up to a rear side garden which again in the main is laid to lawn and is adjacent to the garage. There is a selection of fruit trees and a delightful garden studio being of upvc construction.

## Services

Mains electricity, mains water, mains drainage. The property benefits from LPG gas fired heating with 2 boilers and double-glazed accommodation. Broadband speed 17Mbps - 250Mbps. Flood risk - very low.

## Tenure

The property is freehold







### Local Authority

Herefordshire Council

### Council Tax Band

Band E

### 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](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquires 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

as you approach Leintwardine from the Ludlow direction; take the first turning on your left-hand side into Dark Lane. Follow this lane down and the property will be found on the right-hand side behind an electrically operated gate.





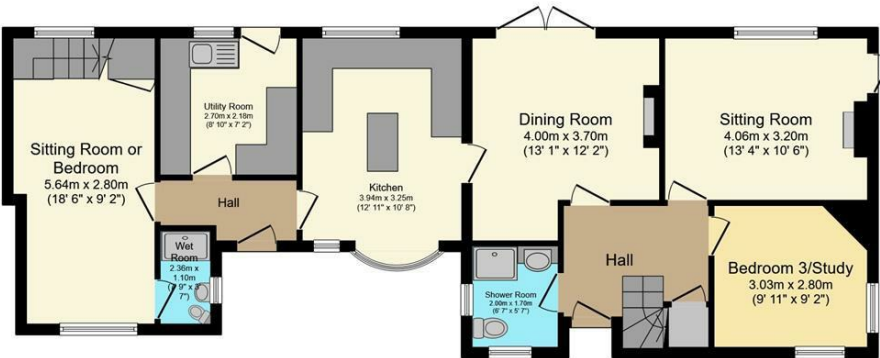




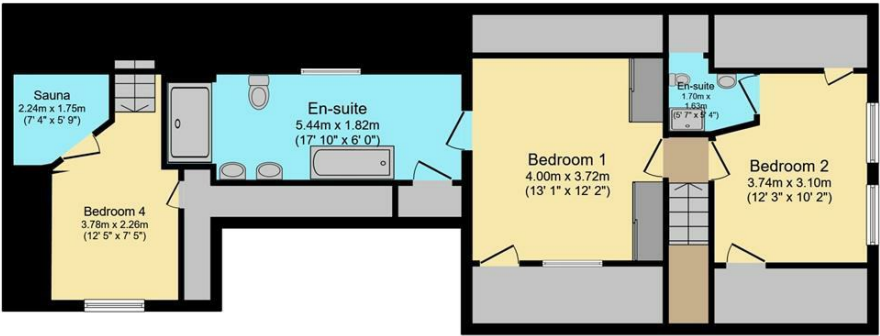




Floor Plans



Ground Floor



First Floor

Total floor area 179.5 sq.m. (1,932 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.