



SAMUEL WOOD

Crossing Cottage Bucknell, Craven Arms, Shropshire, SY7 0AD

Offers Over £350,000



# Crossing Cottage

Bucknell, Craven Arms, Shropshire, SY7 0AD



- Character detached extended cottage
- Three bedrooms, two bathrooms, two reception rooms
- Good sized garden
- Central location in well serviced village
- Excellent kitchen / diner
- Driveway parking for up to 6 cars

This spacious extended and character three double bedroom house sits in a central location in this popular and well serviced south shropshire village sitting on a plot 0.14 of an acre to include excellent driveway parking and gardens. Accommodation briefly includes: living room with wood burner, large kitchen / diner, study/occasional bedroom four, utility/WC, first floor landing, three double bedrooms, en suite bathroom and house shower room.



## Location:

Bucknell is a popular village sitting in South Shropshire with an excellent range of amenities that include: Garage, Shop, Butchers, Public House, Church, Heart of Mid-Wales railway station, Junior School, and an active community. The closest towns are Craven Arms and Knighton which offer a good range of facilities, whilst historic Ludlow is equally accessible.





### Description:

The property is approached into the living room with windows to both front and side elevations. There is a feature brick fireplace with woodburning stove set on a herringbone brick hearth.

A large L-shaped kitchen / dining room provides ample room for table and six chairs, whilst the kitchen is fitted with a range of handmade units with wood block work surfaces and includes a Belfast style sink and a range cooker

Inner hallway with door into under stairs storage, study / bedroom four having double doors out onto the rear garden and the final room on the ground floor is a useful cloakroom/utility with a suite in white of wash hand basin and WC

The first floor landing serves three double bedrooms, bedroom one having a lovely high ceiling and an ensuite bathroom incorporating a suite in white of WC, pedestal wash hand basin, freestanding scroll edged bath and double width shower cubicle, bedroom two has a feature fireplace with lovely high ceilings and bedroom three overlooks the rear garden. There is a house shower room again with a modern suite in white of WC, wash hand basin with vanity cupboard and double width shower cubicle.

### Outside:

The property sits as the name of the cottage suggests, next to the Heart of Wales railway line which has around eight trains on an average day. The property is approached through a five bar gate onto a gravel and tarmac driveway providing parking for up to 6 cars. Gardens extend to 0.14 of an acre and incorporate paved seating area, some raised borders with some mature trees and shrubs and a large workshop.

### Services:

We understand that the property has mains electricity, water and drainage. Oil fired heating to radiators via an externally housed boiler and the cottage has the benefit of a woodburning stove in the sitting room

Broadband Speed: 19 - 80 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is freehold

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

Council Tax Band: B

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer)





Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

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: Strictly by appointment only, please contact the office on 01584 875 207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



### Directions

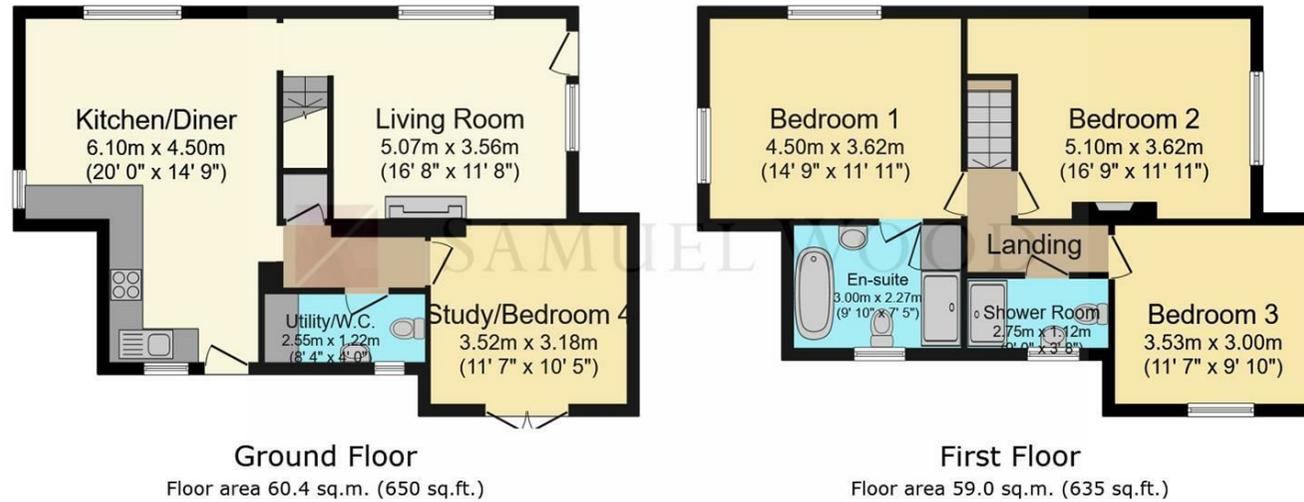
The property sits adjacent to the railway station, right in the centre of the village as indicated by the agents for sale sign.







## Floor Plans



**Total floor area: 119.4 sq.m. (1,285 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](http://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

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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