



SAMUEL WOOD

Brookside Newcastle, Craven Arms, SY7 8PN

Offers In The Region Of £475,000







# Brookside

Newcastle, Craven Arms, SY7 8PN



- Fantastic Location
- Beautiful Gardens
- Large Outbuilding Workshop
- 2 Reception Rooms
- Bathroom & Ensuite
- No Onward Chain

Nestled in a rural setting on the outskirts of Newcastle, Brookside is a charming three-bedroom detached property that perfectly combines modern living with the tranquility of nature. The home boasts beautiful gardens and a serene stream at the rear, providing a peaceful retreat for nature lovers.

Inside, the accommodation features a welcoming porch and reception hall that lead to a spacious kitchen breakfast room, ideal for family gatherings. A convenient utility room and wc enhance practicality, while two inviting reception rooms offer ample space for relaxation or entertaining. The conservatory invites the outdoors in, making for a delightful spot to unwind.

The property includes three generously-sized double bedrooms, one with an en-suite bathroom, along with a stylish house bathroom to accommodate family and guests. Additionally, a workshop and hobby room provide the perfect space for creative pursuits or storage. EPC D



Front door opens into a

## Fantastic size Porch

With door opening into the

## Large Reception Hallway

With wall mounted radiator

## Kitchen / Breakfast Room

Has a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks. 1 ½ bowl sink and drainer unit, integrated four ring electric hob with oven positioned below and extractor above, wall mounted radiator and here is also the Worcester oil fired boiler. Upvc double glazed window to side elevation and window to rear elevation that can act as a serving hatch into the conservatory.

## Utility

Having base cupboards with planned space for washing machine, dishwasher/tumble dryer, fridge and freezer. There is a single bowl sink and drainer unit, wall mounted radiator, window to rear elevation and a large pantry cupboard with shelving fitted and a door into the rear garden.

## Cloakroom

With suite in white of wc, wash hand basin to vanity cabinet and window to side elevation.



### Living Room

Having a lovely feature style fireplace with flagstone hearth and wood burner fitted, wall mounted radiator and windows to front and rear elevation. Door then into the

### Conservatory

Having wall mounted radiator and windows to side and rear elevation with doors opening onto the patio in the rear garden, ideal for summer dining.

### Sitting Room

Having wall mounted radiator and window to rear and side elevation

### First Floor Landing

Having wall mounted radiator and door into large airing cupboard with shelving fitted and providing fantastic storage space and double glazed velux window to frontage.

### Bedroom 1

Having wall mounted radiator, upvc double glazed windows to side and rear elevation.

### En-suite

Having wc, wash hand basin to vanity cabinet and shower unit in suite of cream, electric show fitted, extensively tiled walls and door into eaves storage. Wall mounted radiator and window to rear elevation.

### Bedroom 3

Having wall mounted radiator and window to rear elevation.

### Bedroom 2

Having fitted wardrobes with hanging rail and shelving, wall mounted radiator and window to side elevation.

### Bathroom

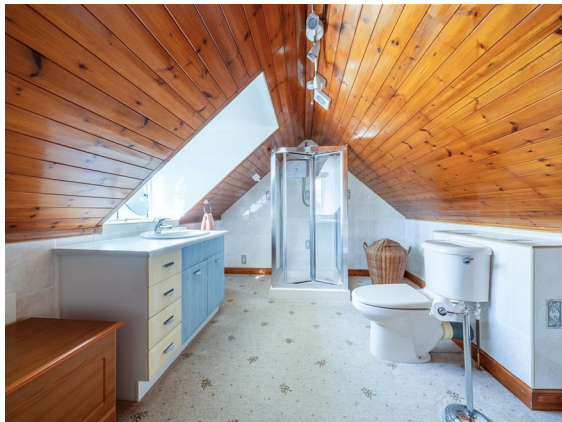
Having wc, pedestal wash hand basin and corner bath unit in a cream suite, wall mounted radiator, door into eaves storage and double glazed window to side elevation.

### Garage / Workshop

Large double opening doors into a fantastic sized garage/workshop. Stairs then leading to storage above and door into separate hobby/potential office space with light, power and electric night storage heaters, windows to side and rear elevations.

### Outside

Upon arrival, you are greeted by a spacious gravelled driveway, accommodating up to four vehicles, ensuring ample parking for family and guests. The exterior of the home is surrounded by a well maintained garden, predominantly laid to lawn, there are are thoughtfully arranged raised beds, bursting with colorful flowers and vibrant shrubs, enhancing the natural beauty of the landscape. A diverse range of mature trees provides shade and adds to the character of the property. At the rear, a delightful sun trap patio offers the perfect setting for summer dining and entertaining, bathed in warm sunlight throughout the day. Complementing the idyllic surroundings, a gentle stream meanders at the back of the property, adding a soothing soundtrack of flowing water and further enhancing the serene atmosphere. Brookside is a true retreat, where nature and comfort blend harmoniously, making it an ideal haven for those seeking a peaceful lifestyle.







### Services

Mains Electricity, Water from a Spring, Drainage is via a septic tank. Oil Fired central heating. Broadband Speeds: Basic 1Mbps. Please note the septic tank is non compliant, there is a report available with the Agent.

### Local Authority

Shropshire Council - Tax Band E

### Tenure

The property is 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](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://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 Craven Arms proceed West on the B4368 to Clun, once you get to Clun turn left onto Bridge Street, go over the bridge then take the first Right onto the B4368 and follow this road until you get to Newcastle. Drive through the village and continue on the B4368 for approximately 2 miles and the property can be found on the left hand side.













Floor Plans



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)

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