



SAMUEL WOOD

Fiddlers Cottage, Rosemary Lane, Leintwardine, Craven Arms, SY7 0LP

Offers In The Region Of £215,000



# Fiddlers Cottage, Rosemary Lane

Leintwardine, Craven Arms, SY7 0LP



- Sought-After Village Location
- Two Bedrooms, Modern Shower Room
- Charming and Characterful Period Cottage
- Off-Road Parking
- Lovely Courtyard Garden
- EPC Rating F

Fiddlers Cottage is a charming and characterful period property situated in the picturesque village of Leintwardine. This delightful two-bedroom cottage boasts a wealth of original features, a beautiful courtyard garden, and a sought-after location.

Located in the heart of Leintwardine, this cottage is within walking distance of local amenities, including shops, pubs, take away restaurant and a primary school. The surrounding countryside offers numerous walking and cycling opportunities, and the market town of Ludlow is just a short drive away.

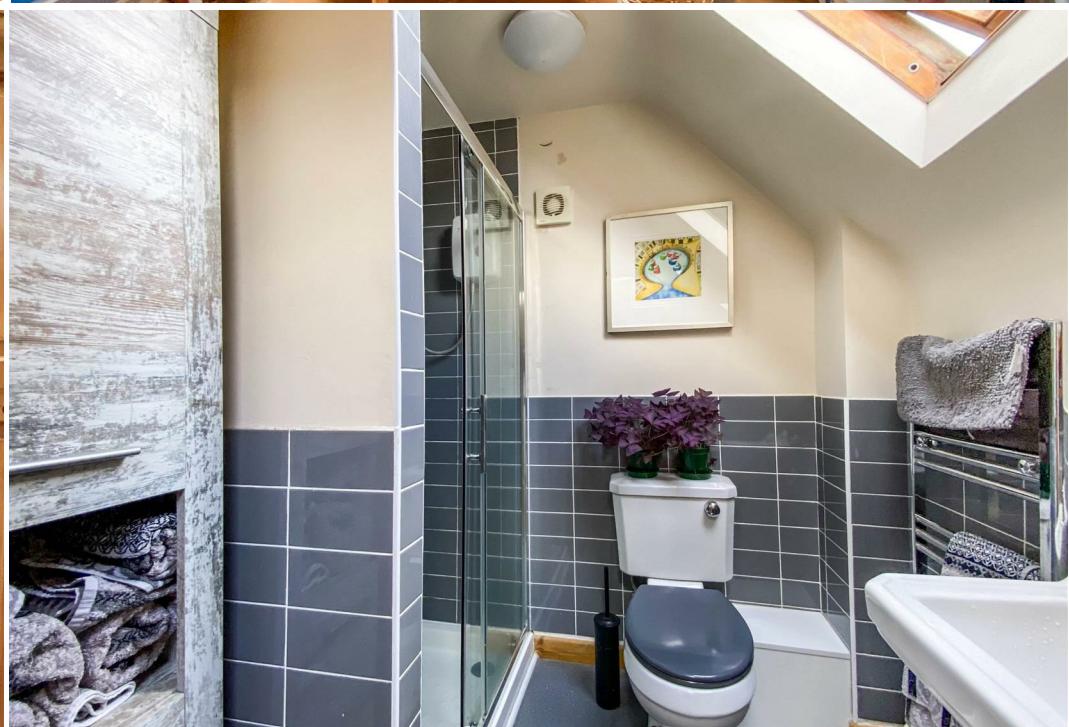
Don't miss the opportunity to make this beautiful cottage your new home, countryside bolthole or an investment property for rental.

This cottage is a perfect blend of history and modernity, featuring exposed beams, original features, and traditional architecture. The cozy living room is a welcoming space with a feature stone wall and tiled flooring. The open plan layout of the kitchen offers a traditional style, ample space for comfortable living and entertaining guests, with a useful utility room and store to the side.

Fiddlers Cottage offers a generously sized master bedroom and a charming second bedroom on the first floor, perfect for a couple or a small family. The house shower room is modern and stylish, featuring a large shower enclosure, pedestal wash hand basin, heated towel radiator and a W.C.

A delightful courtyard garden awaits the new custodian of Fiddlers Cottage, with well-maintained flowerbeds, a delightful patio area and two parking paces to the front of the property. This outdoor space is perfect for entertaining, or simply relaxing in the sunshine.

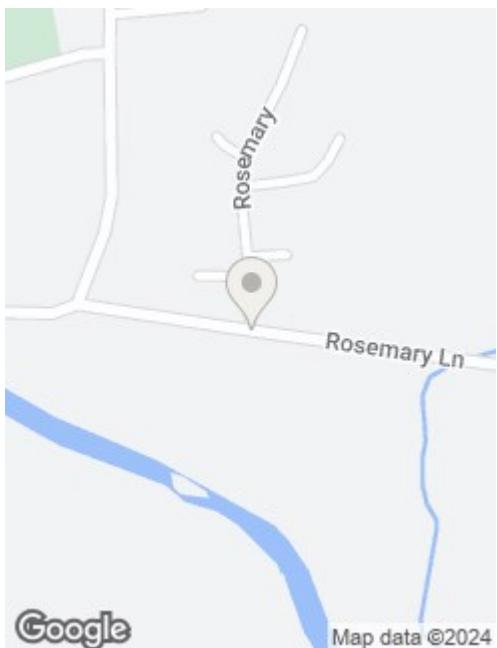






## Directions

From the Samuel Wood Craven Arms branch, proceed out of the town on the Clun Road (B4368) to Long Meadow End, take the left turn sign posted for Leintwardine (B4367) for approximately 2 miles to Clungunford. Take the left turn staying on the B4367 signposted for Leintwardine. Continue on to the B4385 to Leintwardine. Join the A4113 heading though the village until you reach The Lion Restaurant and Public House, Rosemary Lane is on the opposite side of the road. Continue for 100m passing Watling Street, stay on Rosemary, Fiddlers Cottage will be on the left identified by the agents For Sale board.



Services: We understand that the property has LPG-fired central heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 20 Mbps, Superfast 250 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority:  
Herefordshire Council.  
Plough Lane,  
Hereford.  
HR4 0LE.

Telephone: 01432 260000

Council Tax Band: A

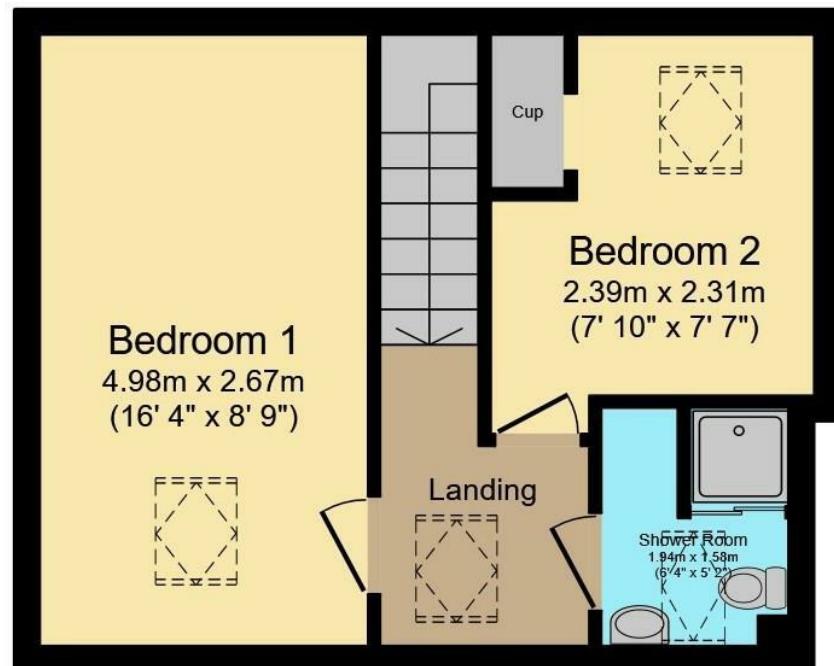
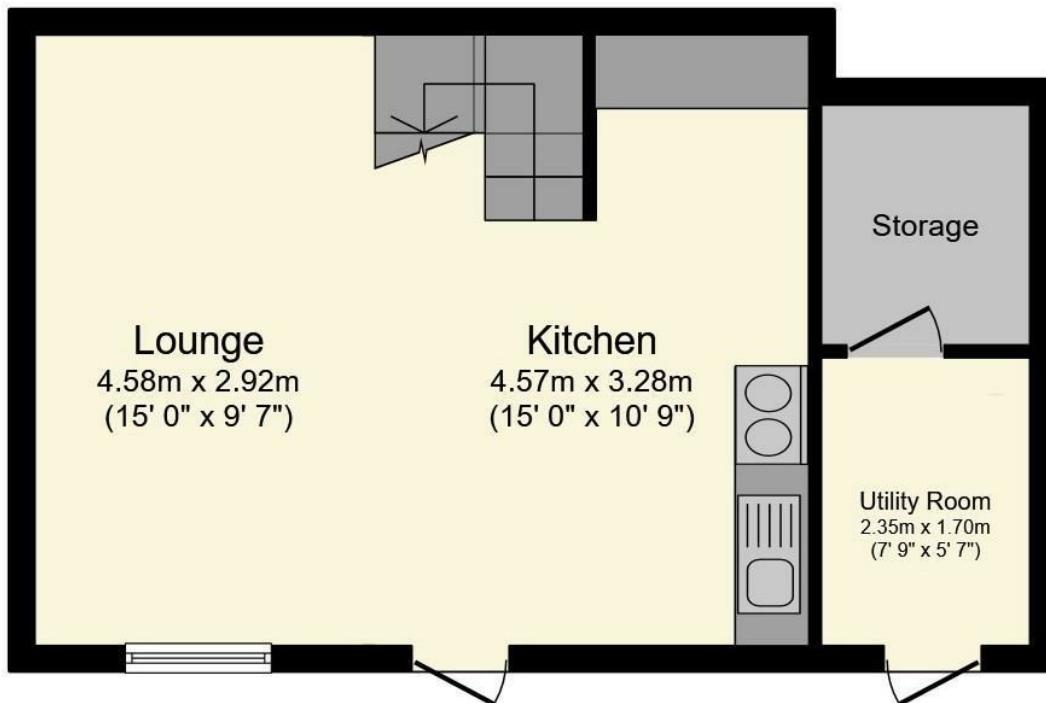
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions, please ask a member of our team for further details.

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.

To appreciate the unique charm and character of Fiddlers Cottage, we highly recommend arranging a viewing, contact the Craven Arms Office on Tel: 01588 672728







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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