



SAMUEL WOOD



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Newcastle Lodge Newcastle, Craven Arms, Shropshire, SY7 8QY

Price Guide £425,000



# Newcastle Lodge

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- Idyllic Rural Location
- Driveway and Parking
- No Onward Chain
- 3 Reception Rooms
- Outstanding Views
- Character Features
- 2 Double Bedrooms

Newcastle Lodge is an idyllic 2 bedroom detached house in an unspoilt rural location, this hidden gem sits in the beautiful South West Shropshire countryside in a 'tucked away' location near to the village of Newcastle. This charming stone property of rustic character has been sympathetically extended to provide a comfortable country residence. Occupying an enviable position within the Clun Valley, an area of outstanding natural beauty, you name it, this property has got it! Stone inglenook style fireplace, character ceiling beams, wooden latched doors, deep walls, stone built staircase, warmed by oil-fired central heating and a log-burning stove.

Just 2 miles from the village of Newcastle on Clun, local amenities include a primary school, community hall, a church and well respected public house. The town of Clun is a further 3.5 miles with further amenities to include a primary school, church, doctors' surgery, tea rooms, several well respected public houses and a variety of independent shops including a hair salon and a convenience store. NO ONWARD CHAIN, viewing is highly recommended. EPC 'Pending'.



Well presented accommodation to briefly include Living Room, Dining Room, Conservatory, Kitchen, Utility Room, Cloakroom, 2 Bedrooms and Bathroom.

## Entrance Hall

Enter through a wooden front door with 2 glass windows into reception hall, with a useful store cupboard, a 4 panel internal door leads to

## Utility Room 9'3" x 6'2" (2.82 x 1.89)

A ceiling window brings natural light to a well fitted utility room, comprising of traditional style base units and wall units with tiled worktop inset with 2 bowl stainless steel sink with drainer and mixer tap and tiled splashbacks. Having a tiled floor and providing space and plumbing for washing machine and space for further appliances.

## Cloakroom

Accessed from the hallway, this elegant cloakroom has a suite in white consisting of pedestal wash hand basin with decorative tiled splash area and a W.C. With fitted wall cupboards, tiled flooring and an ornate dado shelf.

## Kitchen 9'6" x 7'9" (2.90 x 2.38)

A ceiling window brings an abundance of natural light to this well fitted kitchen, with traditional style white fronted base units, wall units, drawers and built-in dresser. Having tiled worktop inset with bowl and a half sink unit with mixer tap, space for cooker with built-in extractor and light above, a BEKO integrated dish washer and integrated fridge. With tiled flooring and splashbacks, a 4 panel internal door leads to



### Dining Room 18'2" x 11'8" (5.56 x 3.58)

This characterful reception room has exposed timber ceiling beams, wall lights, dual aspect windows and French doors to front patio where the far-reaching views over the glorious Shropshire countryside can be fully enjoyed. A glazed internal door leads to

### Conservatory 11'10" x 9'11" (3.61 x 3.03)

Having French doors to patio, a low wall base and wood frame with windows around and lovely parquet flooring.

### Living Room 17'6" x 12'8" (5.34 x 3.87)

A comfortable living room, full of character features including exposed timber ceiling beams, exposed stone inglenook fireplace with wood burning stove on flagstone hearth and wooden mantle above. Having three windows over front and side aspects, flagstone flooring, built in shelving and cupboards with access to the airing cupboard. A rustic wooden ledge door leads to stone stairs rising to

### First Floor Landing

A ceiling windows brings light to the stairs and landing, with wooden banister and fitted stair-gate. The landing has space to create an office or study area, doors lead to all first floor rooms.

### Bedroom 1 14'1" x 13'7" (4.30 x 4.15)

With dual aspect windows to each side elevation, fitted wardrobe cupboards and vanity unit inset with wash hand basin with tiled counter and splashbacks.

### Bedroom 2 13'5" x 8'11" (4.10 x 2.74)

Having exposed timber ceiling and wall beams, built-in wardrobe and window to side elevation.

### Bathroom

With part panelled walls to dado shelf, a suite in white comprising of pedestal wash hand basin, W.C., shower cubicle and tiled splash areas and exposed timber ceiling beam.

### Outside

The property is approached from the lane, a track leads across open farmland to the front of the property with a cattle grid to the driveway and spaces for several vehicles, a lovely paved patio area provides an outstanding viewpoint to appreciate the glorious view. Bordered by mature shrubs and trees with flower beds and stone steps to further patio area.

### Services at the property

We understand that the property benefits from mains connected electricity, oil-fired central heating system, private water and drainage. Telephone and Broadband to BT regulations.

### Viewings

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

### Out of Hours Enquiries

Please phone Andy Price on: 07942 186235 | Email: andy@samuelwood.co.uk



### Directions

Heading towards Newcastle on the B4368, continue into the village with the Crown Inn on your right. After approximately 100m the road will bear to the left, take the right turn on the corner and continue for approximately 500m until the lane splits. Keep to the right for a further 3/4 of a mile, you will reach a farm gate on your left leading to the property. Do not follow the Post Code on Sat Nav, we recommend using What 3 Words and navigate to: [://screening.reefs.silly](http:////screening.reefs.silly)

### Local Authority

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

Council Tax Band: B

### Tenure

We understand the tenure is Freehold.

### Mortgage Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.

### Referral Fees

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.

### Agents Note

We are advised that the unmaintained track to access the property over open farmland has a right of access in place.







## Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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