



SAMUEL WOOD



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3 The Criftins, Leintwardine, Craven Arms, SY7 0NN

Offers Over £425,000



3 The Criftins

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- Popular Village Location
- Private Position with Established Garden
- Beautifully Presented
- Six Bedrooms
- Garage and Off-Road Parking
- NO ONWARD CHAIN

Samuel Wood is delighted to market 3 The Criftins, a charming and meticulously maintained property nestled in the picturesque village of Leintwardine. This delightful home offers modern comfort and spacious accommodation throughout, having been extended to provide six bedrooms. This detached house boasts high specification fixtures and fittings together with a bright and airy interior arranged over three levels providing a truly idyllic living experience. Situated in a sought-after location, this property presents an excellent opportunity for those seeking a peaceful and desirable countryside lifestyle with village amenities nearby.

Within walking distance of the village and local amenities that include two well-regarded pubs/restaurants, one with hotel accommodation, butcher, micro bakery, mobile post office, garage with convenience store, doctors surgery with dispensing pharmacy, primary school, bus services to two top-rated secondary schools and Sixth Form Colleges, church, village hall and community centre with office space to rent.

The historic bridge and riverside walks are among the reasons Leintwardine is one of the most desirable villages in the area, equidistant to the towns of Ludlow, Knighton and Craven Arms. Viewing is highly recommended by appointment with Samuel Wood, NO ONWARD CHAIN. EPC 'D'.



Spacious and elegant living spaces comprises of Entrance Porch and Hallway, Lounge, Dining Room, Kitchen / Diner and Shower Room on the ground floor. Rising to the first floor, you will find 5 Bedrooms, 1 En-Suite and House Bathroom, with a second floor providing a 6th Bedroom with further space to develop. Described in more detail as follows:

Entrance

The property is approached from a gravel driveway, through a gate with a pathway to the front door with three opaque decorative windows into

Reception Porch

You are welcomed into the property by a light and airy porch, with tiled flooring, a step up through an internal panel door leading to

Shower Room

Having a suite in white comprising of pedestal wash hand basin, W.C. and shower enclosure with fitted shower and rainfall shower head. With tiled flooring, ceiling downlights, towel radiator and window with opaque glass to front.

Hallway

The ground floor of the property boasts a generous living area, providing ample room for relaxation and entertainment. Stairs rise to the first floor from the hallway, with tiled flooring and centre ceiling light, a door leads to

Kitchen 14'4" x 9'10" (4.38 x 3.00)

A well-appointed kitchen / diner equipped with high-quality appliances, ensuring a seamless cooking experience. The Shaker style kitchen has base units, wall units, display cupboards and drawers providing ample storage, wooden sleek worktops inset with a ceramic sink with splashback and mixer filler, with planned space for range cooker and space for table and chairs. French doors with sidelights allow an abundance of natural light to flood in whilst providing access to the garden seating area.



Lounge 21'3" x 13'3" (6.49 x 4.05)

The spacious lounge is ideal for entertaining guests or enjoying quiet evenings with family, benefiting from a fireplace inset with wood burning stove on stone hearth and built-in alcove shelves, ceiling coving, centre ceiling light, storage cupboard and a large window with French doors to rear garden.

Dining Room 14'9" x 14'6" (4.51 x 4.43)

An elegant separate dining room with centre ceiling light and large window overlooking rear garden.

Utility Room 4'3" x 6'5" (1.30 x 1.98)

Accessed from the hallway, the utility room is well equipped with base units, wall units, work surface inset with stainless steel single bowl sink unit with mixer filler, a built-in fridge and freezer, tiled flooring and ceiling downlights.

Garage 9'8" x 21'3" (2.96 x 6.48)

The attached garage is accessed from the hallway and features an up-and-over door to front driveway, window to side aspect, lighting, power and a utility area with space and plumbing for washing machine and space for further appliances.

First Floor

Stairs rise from the hallway to the landing providing access to all first floor rooms, comprising of six generous bedrooms, all beautifully presented and offering a peaceful sanctuary for rest and relaxation. Stairs ascend to the second floor, doors lead off to

Bedroom 1 15'1" x 18'8" (4.60 x 5.70)

This vast master bedroom benefits from an en-suite bathroom and beautiful Juliette balcony from which the view of the surrounding countryside can be fully appreciated. French doors with windows to sides bring in an abundance of natural light, a further window overlooks the front garden. With hard wooden flooring and clean lines providing a tranquil haven. A door leads to

En-Suite Bathroom 7'4" x 5'4" (2.24 x 1.63)

A well appointed en-suite bathroom comprising of a suite in white of roll-top double ended bath, pedestal wash hand basin, shower enclosure with shower fitted and W.C. Having a bathroom light, towel radiator, tiled flooring, centre ceiling light and extractor unit.

Bedroom 2 15'1" x 14'9" (4.62 x 4.50)

Located on the second floor, this versatile room offers flexibility to be used as a guest room, home office, or children's bedroom. Having wooden banisters, Velux ceiling window, window to side elevation, fitted carpet, ceiling downlights and door to additional a large loft space with under eave storage. This area could be further developed to provide further accommodation (subject to planning permission).

Bedroom 3 11'4" x 13'4" (3.47 x 4.08)

A double bedroom with window to rear elevation bringing in lots of natural light, with fitted carpet and centre ceiling light.

Bedroom 4 10'4" x 10'6" (3.16 x 3.21)

Having a window overlooking the front garden with rooftop views of the surrounding countryside, with fitted carpet and centre ceiling light.

Bedroom 5 15'2" x 7'10" (4.64 x 2.40)

Another light room with window to rear elevation, fitted carpet and centre ceiling light.

Bedroom 6 9'4" x 7'8" (2.86 x 2.35)

Currently used as an office, this room could be re-purposed as a bedroom. Having window to rear elevation, fitted carpet and centre ceiling light.

House Bathroom 7'4" x 5'4" (2.24 x 1.63)

A family bathroom with contemporary fixtures completes the first floor. Having a suite in white comprising of panel bath with shower and screen fitted, pedestal wash hand basin, W.C. and heated towel radiator. This room also houses the airing cupboard with water cylinder for domestic hot water, and built-in slatted shelves for laundry storage.





Directions

From the Samuel Wood branch in Craven Arms, proceed out of the town on the Clun Road (B4368) to Long Meadow End, take the left turn sign posted for Leintwardine and follow the B4367 for 5 miles into Leintwardine. Continue onto High Street and after approximately 500m turn left into The Criftins. Follow the road to the left, there will be a play area on your right, immediately after the turning there is a single road to your left leading to the property, no. 3 is immediately in front of you, with parking to the front identified by agents for sale sign.

Outside

The property boasts an attractive, low maintenance front garden, adorned with mostly laid lawns, well-tended flower beds and shrubbery, a pergola, laid costwold stone and a raised decking area which enhances its curb appeal and offers a perfect space for entertaining guests. To the rear, a private and enclosed garden awaits, offering a tranquil space for outdoor relaxation or gardening. The property also benefits from a driveway and a garage, providing off-road parking for five vehicles and additional storage options.

Services connected to the property

We understand mains electricity, mains water and mains drainage are connected to the property with oil-fired heating system to radiators and an external Worcester boiler. A wood burning stove is in the lounge, windows are double glazed. Telephone and Broadband to BT regulations, estimated Broadband speeds are Standard 17 Mbps, Superfast 250Mbps.

Local Authority

Herefordshire Council. Plough Lane, Hereford. HR4 0LE. Telephone: 01432 260000

Council Tax Band: E

Tenure

We understand that the tenure is Freehold.

Viewings

Contact the Craven Arms Office on: 01588 672728. Email: cravenarms@samuelwood.co.uk

Out of Hours Enquiries

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

Mortgage Services

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

Referrals

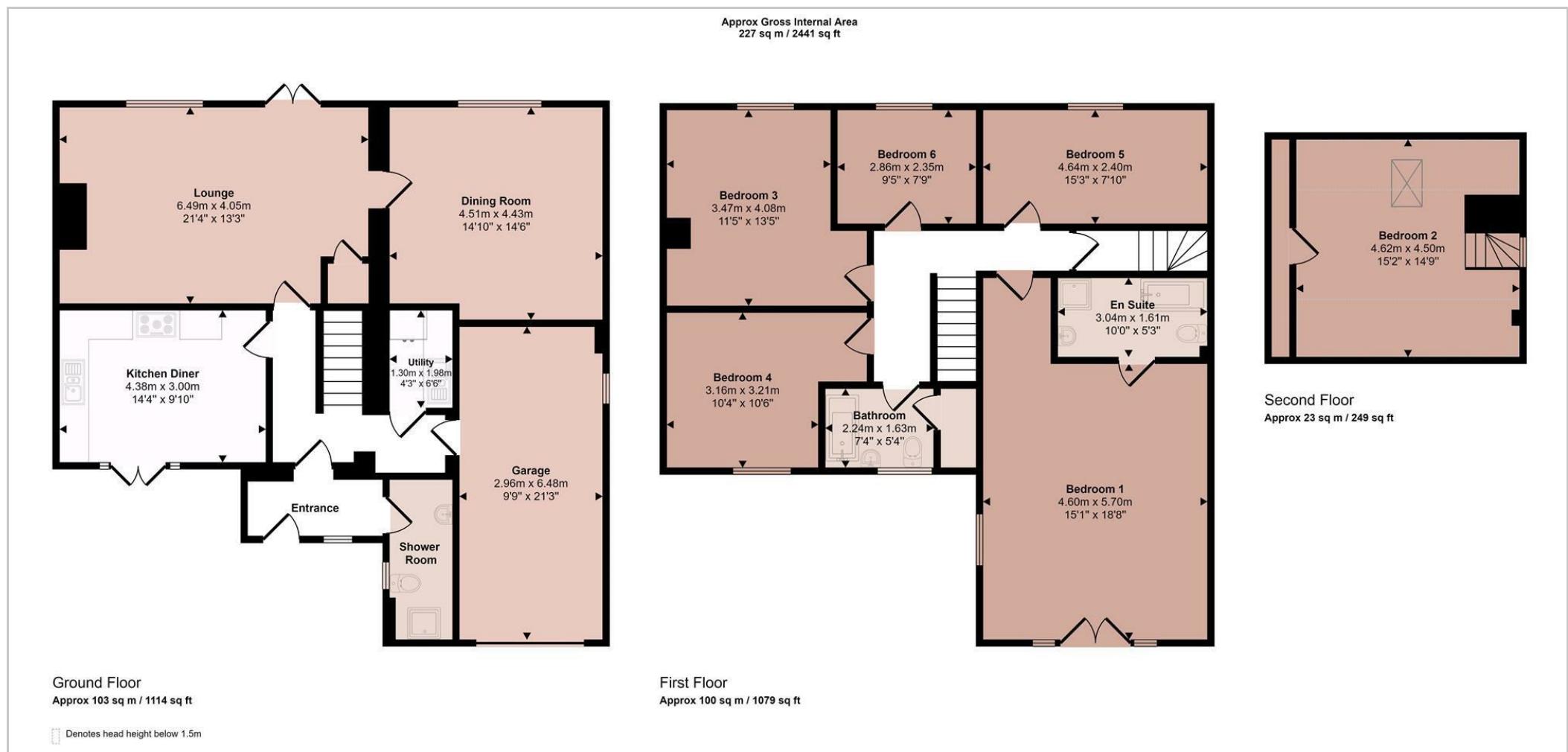
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services, we may receive fees from them as declared in our Referral Fees Disclosure Form.







Floor Plans



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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