



SAMUEL WOOD

Holly Cottage Wentnor, Bishops Castle, SY9 5EE

Offers In The Region Of £450,000



# Holly Cottage

Wentnor, Bishops Castle, SY9 5EE

- 2 spacious bedrooms
- Large front conservatory
- Versatile living space
- Plenty of storage
- Rural village location
- Bespoke dining kitchen
- Amazing garden views
- Downstairs shower room
- Double glazing throughout
- Viewing recommended

Located in the village of Wentnor, near Bishops Castle, this charming two-bedroom dormer bungalow offers a delightful blend of comfort and versatility. With stunning views that stretch across the surrounding countryside, this property is a true gem for those seeking a tranquil retreat.

Upon entering the large conservatory you are welcomed into a spacious hallway providing access to the living areas. These feature two reception rooms providing ample space for relaxation and entertaining. The bespoke dining kitchen to your left is a highlight, designed to cater to both culinary enthusiasts and casual diners alike. Adjacent to the kitchen, a generous utility room adds practicality to daily living.

The bungalow boasts two well-proportioned bedrooms, both located on the upper level, ensuring privacy and comfort. For those who may require additional accommodation, the dining room can easily be converted into a downstairs bedroom, with a convenient shower room located nearby. This flexibility makes the property suitable for a variety of lifestyles.



Storage is plentiful throughout the home, ensuring that all your belongings can be neatly tucked away. The very large conservatory at the front of the property is a standout feature, offering a bright and airy space to enjoy the breath-taking views of the garden and beyond, making it an ideal spot for relaxation or entertaining guests.

Outside, the property benefits from parking for one vehicle, adding to the convenience of this lovely home. With its beautiful setting and thoughtful layout, this dormer bungalow is perfect for those looking to embrace a peaceful lifestyle in a stunning location. Don't miss the opportunity to make this enchanting property your own.

## Conservatory 11'6" x 16'0" (3.50m x 4.88m)

The conservatory is a delightful space bathed in natural light, with a pitched roof and large windows offering uninterrupted views of the surrounding countryside and garden. Its terracotta tiled floor and exposed stone wall add rustic charm, while comfortable seating and decorative accents create a welcoming atmosphere perfect for relaxing or entertaining.

## Hallway

The hallway features a patterned tiled floor and crisp white walls, leading naturally to the staircase and other rooms. It feels fresh and inviting, with ample natural light streaming in from adjoining spaces, setting a bright and welcoming tone as you enter the home.



### **Kitchen Diner 10'9" x 16'6" (3.28m x 5.02m)**

This kitchen diner is bright and spacious, with white oak cabinetry and a generous quartz work surface beneath a large window overlooking the picturesque garden. An integrated fridge freezer and dishwasher neatly stored away for your convenience. A sturdy wooden dining table sits comfortably in the centre, illuminated by a modern pendant light. The room also benefits from a stylish blue range cooker and neutral tiled flooring with under floor heating, creating a warm and practical environment for cooking and dining.

### **Utility Room 10'10" x 6'3" (3.29m x 1.90m)**

The utility room offers practical space for laundry and storage, featuring a farmhouse-style sink set beneath a window, fitted storage cupboards, and space for appliances which are included in the sale. Its light and neutral décor complements the practicality of this functional area.

### **Shower Room 6'5" x 6'2" (1.96m x 1.89m)**

The shower room is compact yet comfortable, finished with cool grey tiles and fitted with a glass-enclosed shower cubicle with bronze shower panels. A small window allows natural light to enter, making the space feel airy despite its size.

### **Sitting Room 13'7" x 13'1" (4.13m x 3.98m)**

The sitting room is a cosy, well-lit space with engineered oak flooring and neutral walls. A Clearview wood-burning stove set in a simple stone hearth creates a warm focal point, and large windows provide views towards the garden. This room offers a perfect blend of comfort and character for relaxing or entertaining.

### **Dining Room 13'8" x 9'7" (4.16m x 2.92m)**

The dining room connects effortlessly with the sitting room, providing a bright and inviting space for meals. Its neutral décor and wooden flooring complement the rest of the home's style. With a small amount of configuration this room could be converted into a 3rd bedroom, with the shower room located off the hallway.

### **Bedroom 1 14'0" x 13'5" (4.27m x 4.08m)**

Bedroom 1 is a spacious and tranquil room with neutral new carpet flooring and light walls. Skylight windows flood the room with daylight and offer charming views over the surrounding countryside. Built-in wardrobes with floral curtains provide ample storage, and the room feels airy and restful.

### **Bedroom 2 10'9" x 13'9" (3.28m x 4.19m)**

Bedroom 2 is a bright, generously proportioned room with carpeted flooring and large skylight windows that frame far-reaching views of the rural landscape. Currently used as a home office and hobby room it is a very versatile space with neutral décor providing a calm place to relax.

### **Bathroom 9'11" x 6'5" (3.03m x 1.96m)**

The bathroom offers a clean and bright space with a pale green tiled splashback surrounding the bath and a white pedestal basin. A skylight and window ensure plenty of natural light, while the terracotta floor tiles add warmth to the room.

### **Services**

Services: We understand that the property has oil fired central heating, Solar water heating system for heating your hot water, mains electric, mains water and private drainage.





Broadband Speed: Basic 8Mbps however Starlink is available.

Flood Risk: Very Low.

Tenure: Freehold

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

Council Tax Band: E

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.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk). For out of hours enquiries please contact Vicki Oldhams on 07396 879139.



### Directions

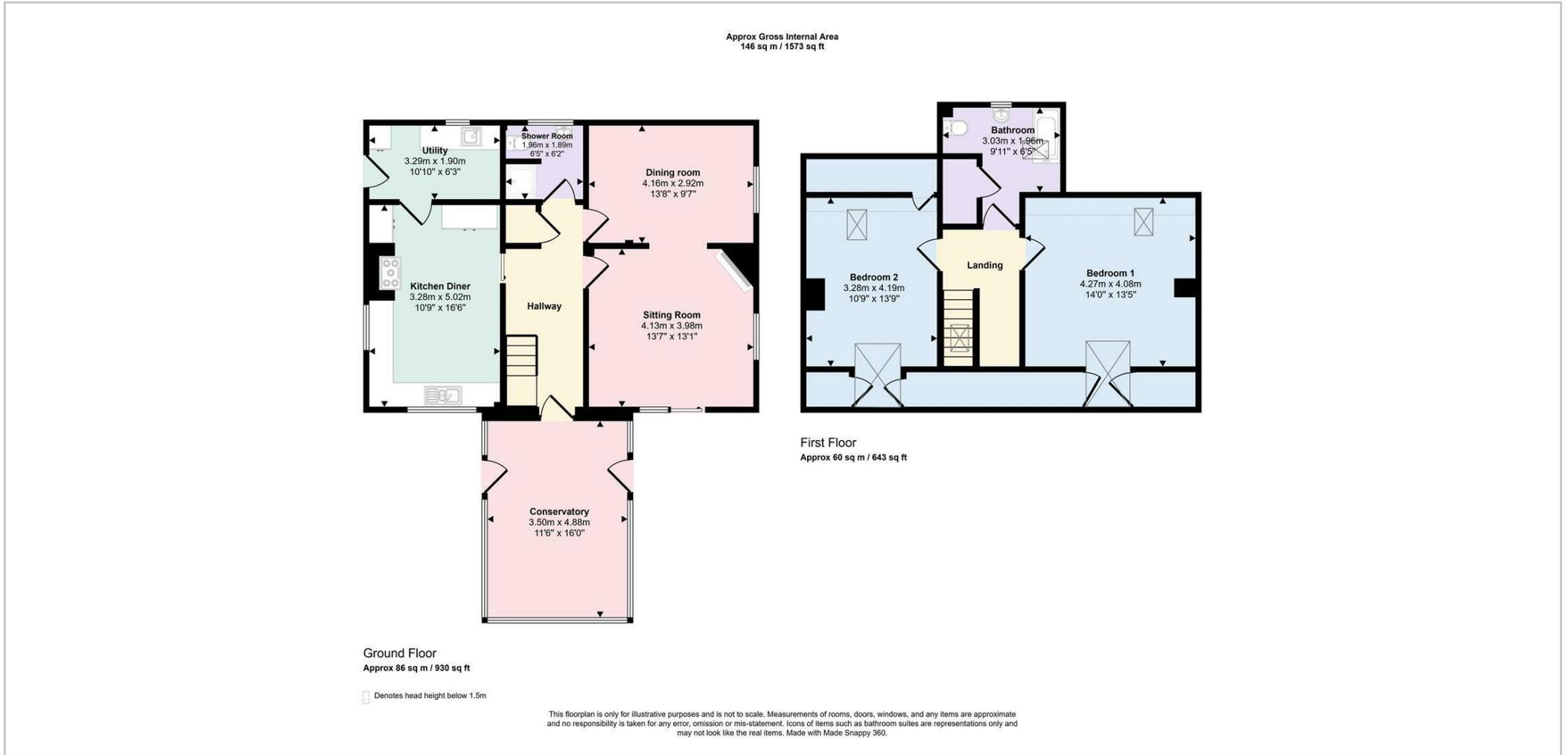
Please use the what3words to locate the property using `///tagging.beanbag.works` This will take you to a gate where Holly Cottage is located. Please continue up the drive to find the property directly in front of you. For ease, parking can be located at the church and then walk to the property.







## 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  
10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND  
Tel: 01588 672728 | cravenarms@samuelwood.co.uk