



SAMUEL WOOD

Burnt House Lower Lane, Chirbury, Montgomery, Shropshire, SY15 6UD

Offers In The Region Of £325,000







# Burnt House Lower Lane

Chirbury, Montgomery, Shropshire, SY15 6UD



- Amazing Opportunity to Purchase a Character Property
- Set along a Private Track, off Lower Lane
- Wonderful Views from all Vantage Points at the Property
- No Onward Chain
- Located in a Secluded Peaceful Setting
- 1 Acre Garden (TBC)
- EPC Band D
- In need of Modernisation

Located in the tranquil countryside of Lower Lane, Chirbury, Montgomery, Burnt House presents a unique opportunity for those seeking a peaceful rural retreat surrounded by amazing views.

You approach the property via a private track and are greeted by the soothing sounds of a nearby stream, enhancing the serene atmosphere. Inside, the home retains its character with delightful original features which add to its rustic charm.

As you enter, you are welcomed into the characterful hallway with a door leading to all the living spaces. To your right you find a cosy living room that boasts a feature fireplace and a traditional bread oven, creating a warm and inviting atmosphere. The abundance of windows allows natural light to flood the space, providing stunning views of the surrounding countryside from every angle.

The heart of the home is located on the left from the hallway, the inviting kitchen diner, which features space for a dining table and chairs, making it perfect for family meals or entertaining guests. A door leads directly to the rear garden, seamlessly connecting indoor and outdoor living. The family bathroom, conveniently located on the ground floor, adds to the practicality of this charming residence. Upstairs there are two interconnecting bedrooms, both with exposed beams and amazing views. A large garage housing multiple vehicles and other garden buildings add to the practicality of the property.

The expansive garden, set on an acre of land, which offers a wonderful outdoor space for gardening enthusiasts or those who simply wish to enjoy the beauty of nature. This generous garden provides ample opportunities for outdoor activities, family gatherings, or quiet moments of reflection. One of the standout features of Burnt House is the breathtaking views of the surrounding countryside, which can be enjoyed from various vantage points around the property. Whether you are looking to escape the hustle and bustle of city life or simply wish to embrace the beauty of rural living, this property is a rare find.

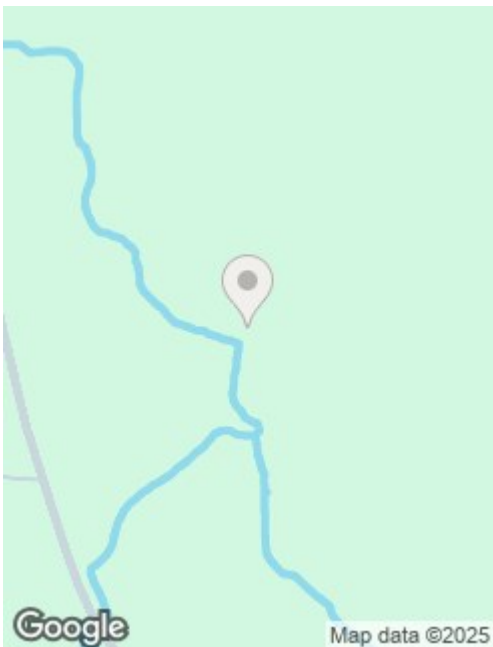
This property is not just a house; it is a home filled with character and warmth, set in a beautiful rural setting. If you are looking for a serene lifestyle in a picturesque village, this charming home in Chirbury is not to be missed.











## Directions

To locate the property please use the What Three Words app and use [///onlookers.asked.sticks](https://www.what3words.com/lookups/askedsticks) to locate the property. The property has a 5 bar gate to the entrance which is locked. Please do not attempt to visit the property without an agent present.

Services: We understand that the property has LPG gas fired central heating, mains electric, mains water, private drainage via. septic tank.

Broadband Speed: Basic 21 Mbps

Flood Risk: High

Tenure: We understand the tenure is Freehold and registration of the property is underway.

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

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.

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.



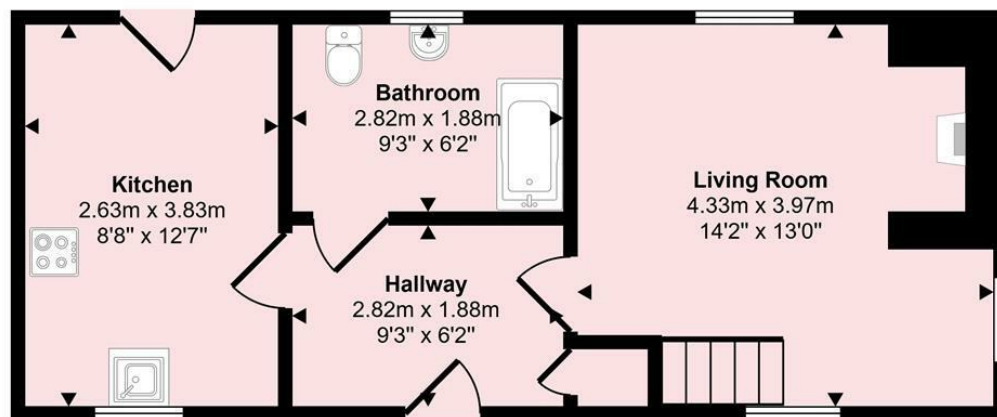









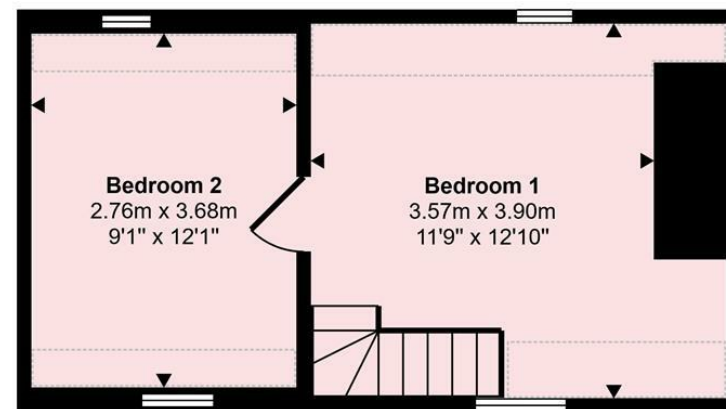
Approx Gross Internal Area  
67 sq m / 721 sq ft



### Ground Floor

Approx 39 sq m / 424 sq ft

 Denotes head height below 1.5m



### First Floor

Approx 28 sq m / 297 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

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