



SAMUEL WOOD



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Pool House Obley, Bucknell, Shropshire, SY7 0BY
Offers In The Region Of £750,000



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- Elegantly Presented Detached Property
- Delightful Views and Aspect
- Character Features
- Stunning Country Residence
- Landscaped Gardens
- Large Garage and Off-Road Parking

Samuel Wood would like to welcome you to Pool House, an exquisite and luxurious property nestled in the picturesque countryside of Obley, Bucknell. This stunning property offers a perfect blend of contemporary elegance and tranquil surroundings. With its perfectly manicured garden, beautiful scenery and superb living spaces, Pool House presents a unique opportunity to enjoy an idyllic lifestyle in a sought-after location.

The village of Bucknell is a popular location sitting close to the border of Wales, approximately 6 miles east of Knighton, 9.5 miles south west of Craven Arms with Ludlow 15 miles to the east and positioned within the Shropshire Hills Area of Outstanding Natural Beauty. Close to local amenities including a public house, a post office, church, local village shop, a primary school and public transport links, having a train station that sits on the Heart of Wales line.

Viewing of this impressive country residence is highly recommended, EPC rating D.



Presented to an extremely high standard, the accommodation briefly comprises of a Reception Hall, Kitchen / Breakfast Room, Cloakroom, Utility Room, Dining Room, 2 Bathrooms, Lounge, Conservatory, and 4 Bedrooms. Described in more detail as follows:

Reception Hall 10'0" x 6'5" (3.06 x 1.97)

Access to the property via a uPVC front door with two vertical windows into the reception hall, with hard flooring, a window overlooking the front aspect and built-in cupboards housing the boiler for domestic hot water.

Kitchen / Breakfast Room 21'11" x 20'9" (6.69 x 6.35)

The spacious kitchen / breakfast room is well appointed with a range of matching base units and drawers with heat resistant work surfaces inset with 1.5 bowl sink unit with drainer and mixer filler. Integrated appliances include a Bosch dishwasher, fridge, freezer and a Cannon range cooker with tiled splashbacks. The dining area has space for table and chairs with a fireplace with space for electric fire on brick hearth with decorative surround against an exposed brick wall. Having dual aspect windows overlooking gardens, a pantry cupboard and engineered oak flooring and ceiling downlights. A door leads to

Utility Room 7'11" x 5'3" (2.43 x 1.61)

A useful utility room with a base unit and work surface inset with stainless steel sink unit with mixer filler. Having tiled flooring with underfloor heating, planned space and plumbing for washing machine and space for further appliances. A stable style uPVC door leads to rear garden, an internal door leads to

Cloakroom W.C.

Having a modern round wall hung W.C. in white, tiled flooring and window to side.

Dining Room 13'5" x 13'2" (4.10 x 4.02)

A beautiful reception dining room with French doors to the garden and views over the surrounding countryside. With engineered oak flooring, stairs rise to first floor with decorative exposed stone wall, two feature centre ceiling lights and iron bi-parting gates leading to



Conservatory 13'10" x 11'10" (4.22 x 3.61)

A lovely and light room with windows overlooking the garden, French doors and glazed side door bring in lots of natural light. Hard flooring with electric underfloor heating, exposed timber ceiling beam and a decorative exposed stone wall.

Lounge 16'11" x 13'5" (5.17 x 4.10)

An elegant lounge with a feature fireplace of exposed brick and timber mantel and surround, inset with a wood burning stove on a tile hearth, engineered oak flooring, exposed timber ceiling beams, two feature ceiling lights, dual aspect windows with fantastic views over the garden and Shropshire countryside.

First Floor Landing

Stairs rise from the dining room to a good size landing, with engineered oak flooring, exposed timber wall beams and doors leading off to

Bedroom 1 13'2" x 9'6" (4.03 x 2.91)

A spacious and luxurious master suite with vaulted wooden ceiling, centre ceiling light, feature fireplace, engineered oak flooring with decorative exposed stone wall and window overlooking the garden with fantastic views of the Shropshire countryside. This is a room where timeless elegance and cozy charm harmoniously coexist, creating an environment that is both refined and inviting. A door leads to

En-Suite 7'8" x 7'1" (2.35 x 2.16)

A contemporary Jack and Jill en-suite bathroom design to be shared between two adjacent bedrooms, with wall hung wash hand basin, wall hung W.C. and large walk-in shower with rainfall shower head and screen. This stylish shower room features clean lines with feature tile flooring with underfloor heating, tiled walls, ceiling downlights and exposed brick and rustic wooden beam doorway to bedroom 4 / Dressing room.

Bedroom 2 13'9" x 9'11" (4.20 x 3.03)

Full of character, having a vaulted ceiling with rustic oak trusses, window overlooking the garden and built-in wardrobe and cupboard.

Bedroom 3 13'7" x 10'2" (4.16 x 3.12)

Step into a stunning room that combines timeless elegance with rustic charm, the space features a vaulted ceiling adorned with rustic exposed ceiling trusses and ceiling beams. With centre ceiling light, engineered oak flooring and window overlooking the garden.

Bedroom 4 11'10" x 8'9" (3.63 x 2.69)

Currently used as a dressing room, this space could be re-purposed as a bedroom taking advantage of the Jack and Jill shower room. Having engineered oak flooring, exposed timber ceiling beams, window overlooking the garden and opening with steps up to the shower room.

House Bathroom 7'10" x 6'11" (2.39 x 2.12)

A traditional and elegant bathroom with modern features and classic charm, with a suite in white comprising of bath with electric shower over, pedestal wash hand basin and W.C. Tiled flooring, tiled splash areas and vaulted ceiling with exposed timber ceiling beam, this is a sanctuary where one can retreat and indulge in a sense of comfort and relaxation.

Outside

Step outside into the beautifully landscaped gardens that surround Pool House. Designed to create a serene atmosphere, the gardens offer a tranquil oasis with mature trees, colorful flowers, and a variety of outdoor seating areas. A lynchgate sits over paved walkway from the front which is flanked by lawn leading to the conservatory entrance, a gravel, tree lined driveway provides ample parking for several vehicles with access to the front door under a lovely porch canopy. The front is largely laid to lawn, a patio area abuts the side of the double garage providing a seating area with space for table and chairs. A further seating area sits to the rear of the property with a terrace area housing the greenhouse and providing access to the rear of the property.

The double garage / workshop has lighting and power with PIR sensor security light to front and hardstanding parking area.





Services to the property

We understand mains electricity, private water and drainage are connected to the property, oil-fired central heating system. Electric underfloor heating to Utility Room, Conservatory and Shower Room. Gas (from external cylinder) to range cooker in the kitchen and windows are double glazed. Telephone and Broadband to BT regulations, the current owners have SWVS Broadband connected.

Local Authority

Shropshire Council.
The Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND
Tel 0345 6789000

Council Tax

Band: F

Tenure

We understand that the tenure is Freehold.

Viewings

Contact 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.

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.



Directions

Follow the Clun Road (B4368) out of Craven Arms and then take the B4367 to Hopton Heath passing through Broome and Clungunford. At Hopton Heath take the B4385 and continue towards Hopton Castle for approximately 2.3 miles before turning left onto Butterfield Lane. Continue for a further 1.5 miles and Pool House will be on your right.



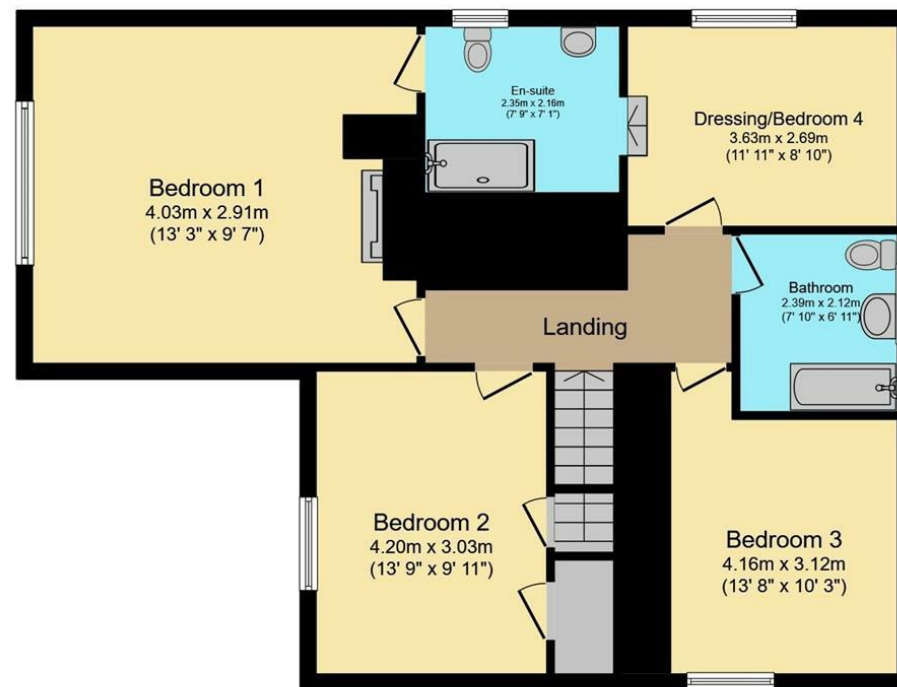




Floor Plans



Ground Floor



First Floor

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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