



SAMUEL WOOD



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The Rockeries Weston Road, Bucknell, Shropshire, SY7 0BA

Offers In The Region Of £780,000



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- Stunning Country Residence
- Three / Four Bedrooms
- Delightful Views and Aspect
- Landscaped Gardens
- Jack & Jill Ensuite to Bedrooms
- Character Features
- Spacious Rooms
- Large Garage / Workshop

Samuel Wood is delighted to market this stunning prime country residence, offering spacious accommodation throughout. This detached property sitting in a sought after location boasts high specification fixtures and fittings, together with all the charm and character you would expect from an Edwardian property. Sympathetically updated in recent years, the period styling and detailing is a cut above, with large rooms, light and airy living spaces, inglenook fireplaces and large reception lobby, with outline planning for an annexe in the garden. This elegant country home offers versatile accommodation and landscaped gardens, providing a lovely family home or rural retreat.

The village of Bucknell is a popular location sitting close to the borders of Wales, Herefordshire and Shropshire. Sitting approximately 6 miles east of Knighton, 9.5 miles south west of Craven Arms with Ludlow 15 miles to the east and set 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 'Pending'.



Presented to an extremely high standard, the accommodation briefly comprises of Entrance Porch, Hall, Reception Lobby / Dining Room, Cloakroom, 3 Bathrooms, Sitting Room, Living Room, Kitchen / Breakfast Room, Utility, Conservatory / Sun Space, 3 double Bedrooms, Study / Bedroom 4 and Cellar.

Reception Porch

Enter the property via the reception porch, with quarry tiled floor, windows overlooking the front and side aspects, an original traditional wooden door leads into

Hallway

With laminate flooring, a door leads to

Kitchen / Breakfast Room 18'2" x 10'4" (5.56 x 3.16)

Beautifully appointed with range of cupboards and drawers extending to the work surface area, matching range of eye level cupboards, planned space for range oven with light and hood over, white ceramic sink with mixer tap, dual aspect double glazed windows overlooks the lovely garden and views into the far distance. Having tiled flooring, plinth lights, overhead lighting and space for breakfast table and chairs. A door leads to

Rear Porch / Utility 12'5" x 6'5" (3.80 x 1.98)

With provision for washing machine, dryer and dish washer together with sink unit, pantry cupboard, kitchen maid clothes airer, radiator, double glazed windows to rear aspect and door to the rear garden.

Sitting Room 16'1" x 11'11" (4.92 x 3.64)

A beautiful reception room with an attractive original sash bay window with blinds overlooking gardens with views over the surrounding Shropshire countryside. Character ceiling coving, a character fireplace with electric fire on marble hearth, alcoves to side, dado rail, high skirting boards and carpeted flooring.

Living Room 18'9" x 16'1" (5.72 x 4.92)

A delightful and spacious living room with sash bay window and second window overlooking front aspect, a third picture window overlooks garden bringing in further natural light. A character inglenook fireplace with exposed brickwork, decorative surround inset with a cast iron wood burner on slate hearth with alcoves to side, ceiling coving, ceiling rose to ceiling lights, high skirting boards and carpeted flooring.

Reception Lobby / Dining Room 13'10" x 13'10" (4.22 x 4.22)

A lovely spacious area with an attractive traditional staircase to first floor, with a contemporary feature fireplace with tiled fireback and tiled hearth, hard flooring, high skirting boards and bench seat to staircase.



Cloakroom 5'6" x 5'6" (1.69 x 1.68)

Having a suite in white comprising of vanity unit inset with wash hand basin with cupboard under, W.C., wooden paneling, vinyl flooring and opaque window to side aspect.

Cellar 10'10" x 8'8" (3.31 x 2.65)

Concrete steps lead down to a corridor leading to the cellar, with power, light and traditional Chubb & Son safe.

Conservatory / Sun Space 15'8" x 13'5" (4.80 x 4.09)

This spacious and light conservatory / sun space is perfect for entertaining, enjoying the landscaped garden and far-reaching views. With French doors to rear, tiled flooring and access to loft storage space.

First Floor

A split staircase leads to a charming landing with access to all main first floor rooms.

Bedroom 1 19'2" x 8'1" (5.86 x 2.47)

A large double glazed window enjoys glorious far-reaching views over Shropshire countryside, with ceiling lights, radiator and door to

En-Suite Shower Room 6'9" x 4'5" (2.06 x 1.37)

A modern shower room with suite in white comprising of pedestal wash hand basin, W.C., shower cubicle with glazed screen, electric shower, heated towel rail, tiled splash areas with opaque window to side elevation.

Bedroom 2 14'6" x 10'3" (4.43 x 3.14)

A spacious double bedroom with fitted wardrobe cupboards, sash window to front elevation, high skirting board and ceiling light with pull cord switch. A door leads to

Jack and Jill En-Suite 8'4" x 6'2" (2.56 x 1.88)

Located between bedrooms 2 and 3, a shower room with suite in white comprising of pedestal wash hand basin, glazed shower cubicle and W.C. Having a heated towel rail, tiled splash areas and vinyl flooring with window to front elevation. A door leads to

Bedroom 3 14'6" x 10'3" (4.42 x 3.13)

A spacious double bedroom with fitted wardrobe cupboards, sash window to front elevation, high skirting board, ceiling light and door leading back to landing.

Study / Bedroom 4 10'8" x 6'8" (3.27 x 2.04)

Currently used as a study, this room could be re-purposed to a single bedroom with window to rear elevation.

Bathroom 8'10" x 7'1" (2.71 x 2.16)

A good sized house bathroom with suite in white comprising of pedestal wash hand basin, panel bath with tap and shower unit, wooden paneling and carpeted flooring.

Gardens and Grounds

The Rockeries occupies a fabulous position near the village of Bucknell, access is given to the front via sweeping gravel driveway forming extensive parking for multiple vehicles and access to the double garage with adjacent 5-bar gate and fencing enclosing an area previously used to house a motor home. The front entrance to the property has a 'Rockery' garden, the driveway and front path wraps around with further pathways 6-bar gate with pedestrian gate to side and an array of traditional and mature plantings and decking area, a pathway leads to the rear garden. Largely laid to lawn with mature trees and shrub borders with a storage shed, greenhouse and vegetable patch. A patio area sits to the side of the conservatory with space for table and chairs to enjoy the surrounding countryside views. A further brick built shed to the front provides further storage with opportunity for re-development, the 0.34 acres of land could be split to provide an opportunity to erect a dwelling, outbuilding or further vehicular access, subject to planning permission (STPP).

Garage 19'3" x 15'7" (5.89 x 4.76)

Sliding door with door to side and hard standing car parking area with cable for power and lighting, although not connected. Having window to side and storage shed to rear.

Services at the Property

We understand that the property has gas heating via LPG, mains electricity, mains water and mains drainage. Telephone and Broadband to BT regulations, windows are double glazed with some original single glazed windows.

Local Authority

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

Council Tax Band: E



Tenure

We understand the tenure is Freehold.

Mortgage and Financial 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

The Rockeries sits adjacent to the Heart of Wales Railway Line. within walking distance to the Station, there are four passenger trains a day southbound and five northbound running between Shrewsbury and Swansea.

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

From the Samuel Wood branch in Craven Arms, head out of the town on the Clun Road (B4368) and join the B4367 at Long Meadow End towards Bucknell. Stay on the B4367 passing through Broome, Clungunford, Hopton Heath and Bedstone before reaching the village of Bucknell. As you enter the village, continue past the garage on your right and The Sitwell Arms Public House. Stay on the B4367 as the road bears around to the left with a level crossing and train station on your right, take the next right after passing the level crossing onto Weston Road. After approximately 200m, The Rockeries will be on your right hand side.







Floor Plans



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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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