



SAMUEL WOOD



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3 Broome Marsh, Aston-On-Clun, Craven Arms, SY7 0NS

Offers In The Region Of £295,000



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- Beautifully Presented Throughout
- Lovely Countryside Views
- Close Proximity to Local Amenities
- Light-Filled Living Spaces
- Garage and Off-Road Parking
- Private Garden with Outside Office / Studio

Samuel Wood are pleased to present a quintessential period cottage with attractive gardens. Dating back to the mid-1800s, Broome Marsh is a charming countryside property situated near the villages of Broome and Aston-On-Clun, both near the larger town of Craven Arms. This delightful residence offers a unique blend of traditional elegance and modern comfort, making it the perfect home for those seeking country living in beautiful surroundings.

With its beautiful interiors, landscaped gardens, picturesque views and convenient location, the property presents a unique opportunity for those wanting a retreat set in a stunning countryside with amenities nearby. The market town of Craven Arms lies 2.5 miles away, amenities include a large supermarket, local independent shops, butcher, hairdresser, primary school, doctors surgery, library, gym, cafes, public houses, mainline railway station and good transport links via the A49.

We highly recommend arranging a viewing to fully appreciate the charm and beauty this property has to offer; contact our dedicated sales team in Craven Arms to arrange a visit. EPC 'E'.



The cottage offers well laid out living spaces, including a cozy Sitting Room, Kitchen / Breakfast Room, Conservatory, outside W.C., 2 good-sized Bedrooms and House Bathroom. Described in more detail as follows:

Entrance

The ground floor of this delightful home comprises a welcoming wooden entrance door with four windows, leading into

Sitting Room 15'1" x 11'9" (4.60 x 3.60)

Perfect for relaxing and entertaining this spacious room is full of character, with hard wooden flooring, exposed rustic ceiling timbers, wall lights, a feature exposed stone fireplace with wooden mantle inset Clearview wood burning stove on stone hearth, complete with decorative bread oven to side. With recess shelving, two double glazed windows allow light to flood in, with lovely views out to rolling open countryside. A door leads to stairs to first floor, an opening leads into

Kitchen 12'1" x 8'10" (3.70 x 2.70)

The modern kitchen offers sleek cabinetry, and ample countertop space and is fully equipped with high-end appliances including a BOSH oven, integrated washing machine with planned space for fridge / freezer. The cabinets have a simple and minimalist design, the heat resistant work-surface is inset with ceramic electric hob with extractor and light above, a ceramic 1.5 bowl sink with drainer and mixer filler and wall cabinets have recess lighting. The painted exposed brick walls, window overlooking the garden with rustic exposed timber lintel, a further window to conservatory and wooden flooring adds to the charm and appeal of this room, a perfect space for culinary enthusiasts and entertaining guests. A stable door leads to



Conservatory 11'9" x 8'2" (3.60 x 2.50)

The convenient conservatory provides a separate dining area or space to enjoy the beautiful garden, ideal for family gatherings and dinner parties. Having low brick walls with timber frame construction, exposed hard wood flooring and a door out to the garden and outdoor seating areas.

First Floor

Stairs ascend from the sitting room to the first floor landing, doors lead off to all first floor rooms.

Bedroom 1 11'9" x 8'10" (3.60 x 2.70)

A traditional wooden ledge door leads into an attractive double room with built-in wardrobe, fitted carpet and double-glazed window overlooking the rear garden.

Bedroom 2 12'1" x 9'10" (3.70 x 3.00)

A lovely and light room, full of character. Having timber ceiling beams, built-in wardrobe, wall lights, fitted carpet and dormer window with fantastic views of the Shropshire countryside.

Bathroom 8'6" x 5'8" (2.60 x 1.73)

The stylish bathroom features traditional fixtures providing a haven for relaxation, with exposed ceiling timber, panel bath with electric shower and screen fitted, pedestal wash hand basin and W.C. in white with tiled splash areas and vinyl flooring. A dormer window allows light in and provides a beautiful view over open countryside.

Outside

The property features a private garden, providing a beautiful retreat with ample space for outdoor activities and relaxation. The garden is thoughtfully landscaped, offering a blend of lawns, flowerbeds, vegetable garden and a patio area, perfect for al fresco dining or enjoying the beautiful surroundings. The property also benefits from ample parking space for multiple vehicles.

Outside W.C.

With W.C. and wash hand basin.

Garage

The detached single garage has double doors with opaque glass to driveway, service door to rear, windows with opaque glass to side and rear with power and light points.

Garden Office / Studio / Workshop

A useful garden office / studio, fully fitted with double glazed windows, vinyl flooring electric power points and lighting points connected.

Services to the property

We understand mains water and mains electricity are connected, with private drainage and oil-fired central heating to the property, windows are largely double glazed. Telephone and Broadband to BT regulations, estimated broadband speeds are standard 13Mbps, superfast 80Mbps.

Tenure

We understand that the property is Freehold.





Local Authority

Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
Shropshire
SY2 6ND

Tel: 0345 678 9000

Council Tax

Band: C

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

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.

Mortgage Services

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



Directions

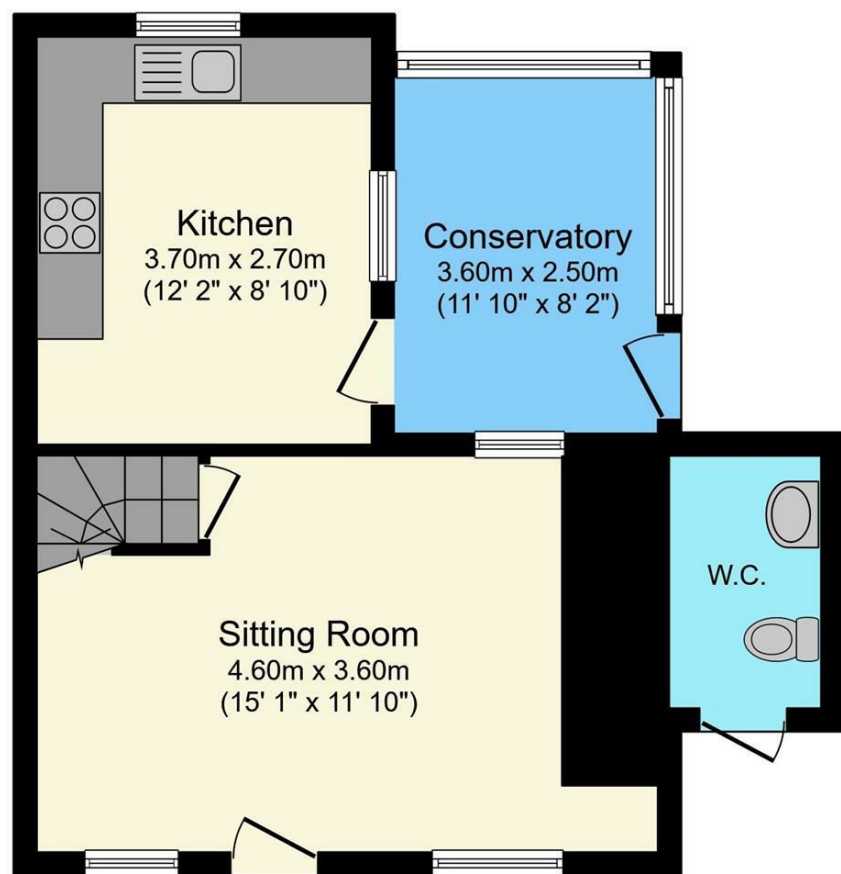
From the Samuel Wood branch in Craven Arms, head along Corvedale Road to the the first roundabout take the first exit left. At the next roundabout, take the 3rd exit onto Clun Road, staying on the B4368 continue for just under a mile and take the left hand turning signposted Leintwardine (B4367). From here continue on under the railway line, after approximately 200m the property will be on your right hand side, identified by the agents For Sale sign.



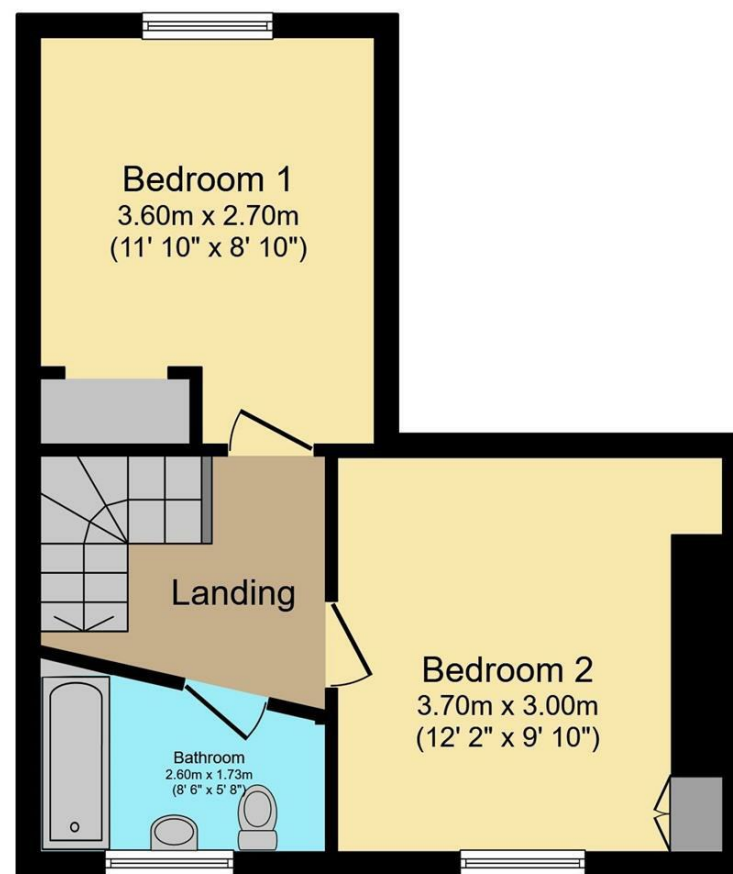




Floor Plans



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
10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND
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