



SAMUEL WOOD

English Cottage Obley, Bucknell, SY7 0BZ  
Offers In Excess Of £595,000



# English Cottage

Obley, Bucknell, SY7 0BZ



- 3 spacious reception rooms
- 2 modern bathrooms (one ensuite)
- Newly decorated interiors
- Double glazing throughout
- Includes outbuildings
- 3 cosy bedrooms and a 4th used as a study
- Charming cottage style
- Expansive, lush garden
- Rural, tranquil location
- Ideal for nature lovers

Located in the charming village of Obley, Bucknell, this delightful cottage offers a perfect blend of traditional character and modern convenience. Spanning an impressive 2,416 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The inviting atmosphere is enhanced by the cottage's unique features, making it a warm and welcoming home.

With three well-appointed bedrooms, this residence is ideal for families or those seeking extra space for guests. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

One of the standout features of this property is the garden. The views from all aspects are breath-taking and in the summer a true haven for all wildlife. The pond is a lovely feature together with the stream that runs through the grounds. There are lots of areas of wild flowers perfect for the bees and an area of woodland to forage for your own logs.

Obley is a picturesque location, surrounded by stunning countryside, making it perfect for those who appreciate nature and outdoor activities. This cottage not only provides a comfortable living space but also a lifestyle enriched by the beauty of its surroundings.

In summary, this charming cottage in Obley, Bucknell, presents an excellent opportunity for those seeking a spacious and characterful home in a tranquil setting. With its ample reception space, comfortable bedrooms, and generous parking, it is a property that truly deserves your attention.



## Utility Room 7'11" x 5'11" (2.41m x 1.80m)

The utility room is compact yet efficient, featuring space for laundry appliances and additional storage. It has a tiled floor and includes hooks and shelving for practical organisation. A window provides light, while a sturdy door leads outside, enabling easy access to the garden and outdoor areas.

## Kitchen 9'1" x 17'1" (2.77m x 5.21m)

A bright and inviting kitchen featuring a classic design with muted cabinetry and quartz worktops. It benefits from a farmhouse-style sink beneath a window that looks out to the garden, filling the space with natural light. The kitchen is fitted with a range cooker set into a alcove with beam above adding a rustic charm. The flooring is tiled in a warm neutral tone and benefits from under floor heating which complements the soft colour palette and wooden accents. A breakfast bar with stool creates a casual dining spot, and exposed beams enhance the character of this practical yet welcoming kitchen.

## Sitting Room 13'7" x 13'0" (4.14m x 3.96m)

The sitting room is a cosy and characterful space centred around a traditional wood-burning stove set into an exposed stone fireplace. It includes rustic wooden beams overhead and a neutral decor that highlights its charming period features. Comfortable seating is arranged to enjoy the warmth of the stove, making this a perfect room to relax in on cooler days.

## Dining Room 14'0" x 12'2" (4.27m x 3.71m)

Adjoining the sitting room is the dining room, a spacious and inviting area with period details including exposed timber beams and a neutral carpeted floor. This is a perfect space for dining and for entertaining and can accommodate a large dining set. Glazed doors lead to the music room which also bring in plenty of natural light.



### Music Room 14'1" x 14'0" (4.28m x 4.26m)

The music room offers a bright, versatile space with wooden flooring and exposed beams adding a touch of character. A large window allows natural light to flood in and french doors lead out to the garden. The room is spacious enough to accommodate musical instruments and comfortable seating, making it a great area for relaxing or entertaining guests.

### WC 3'8" x 3'7" (1.13m x 1.08m)

The downstairs cloakroom is practical and neatly arranged with a toilet and small washbasin, finished in a simple, clean style. It benefits from a window for light and ventilation.

### Bedroom 1 13'11" x 10'4" (4.23m x 3.16m)

The ground floor bedroom is a charming room with a mix of classic and rustic features, including exposed ceiling beams and a cottage-style window that offers garden views. It benefits from an ensuite bathroom with a shower, providing added privacy and convenience. The decor is warm and inviting, with soft neutral tones enhancing the character of the space.

### Ensuite 5'3" x 5'11" (1.60m x 1.80m)

The ensuite bathroom adjacent to Bedroom 1 features a modern shower enclosure with tiled walls, a toilet, and a washbasin. The room is fitted with a window for natural light and ventilation, and its design balances contemporary fixtures with traditional cottage charm.

### Landing

The first-floor landing leads to the bedrooms and bathroom and has a bright and airy feel thanks to a nearby window. The space has neutral decor with subtle timber accents, and provides access to all the upper rooms.

### Bedroom 2 9'10" x 13'2" (3.00m x 4.02m)

Bedroom 2 is a light and airy room with a peaceful atmosphere, featuring a window looking out onto the surrounding countryside. It includes built-in wardrobe space and exposed ceiling beams that add character. The decor is in soft neutral tones, creating a calming environment.

### Bedroom 3 8'10" x 12'7" (2.70m x 3.83m)

Bedroom 3 is a cosy and comfortable room featuring soft carpeting and a window that frames views of the garden and countryside. The room retains period features such as exposed beams and has space for bedroom furniture and storage.

### Bathroom 5'1" x 7'2" (1.55m x 2.19m)

The family bathroom is stylishly finished with patterned tiles and includes a bathtub with shower, a toilet, and a washbasin set into a vanity unit and also has under floor heating. A window provides natural light, and the space is arranged for comfort and convenience.

### Bedroom 4/Study (reduced headroom) 13'8" x 8'1" (4.17m x 2.47m)

Bedroom 4, which can also serve as a study, is a smaller room with ample natural light from windows on two sides. It includes built-in storage and has a quiet, private feel, ideal for use as a study or a guest bedroom.

### Rear Garden

The garden surrounding the property is a peaceful retreat, beautifully landscaped with winding paths, mature trees, and well-maintained lawns. There are charming features such as a greenhouse, a summer house, a potting shed and a gardeners compost toilet, perfect for gardening enthusiasts. Several seating areas, including benches and picnic tables, are tucked around the garden to enjoy the tranquil views of the rolling hills and countryside. A small stream runs through part of the garden, crossed by quaint wooden bridges, adding to the serene atmosphere. The area also includes a wild, wooded section with natural footpaths, offering a lovely space for nature walks.

### Summer House 13'0" x 8'11" (3.97m x 2.73m)

The summer house is a charming detached space in the garden, ideal for relaxing or hobbies. Perfect on a summer evening to entertain and enjoy the last rays of sunshine.

### Garage and Workshop 19'4" x 20'0" (5.89m x 6.10m)

The garage and workshop provides ample space for vehicles and projects, with a large double garage area and an adjacent workshop. The exterior has traditional stonework that complements the main cottage and is set within the grounds with easy access via a gravel drive.





### Greenhouse 6'6" x 10'4" (1.98m x 3.15m)

The greenhouse is a delightful, traditional-style glasshouse with wooden framing. Inside, it is set up with a long table and ample space for plants, making it a perfect spot for gardening activities or enjoying the surrounding views.

### Potting Shed 8'0" x 10'0" (2.45m x 3.05m)

The potting shed is a useful garden outbuilding for storage or gardening needs. It is a compact structure set within the garden, providing easy access to tools and supplies.

### Services

Services: We understand that the property has electric radiators, mains electric, private water via a borehole and private drainage.

Broadband Speed: Basic 6 Mbps

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: D

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

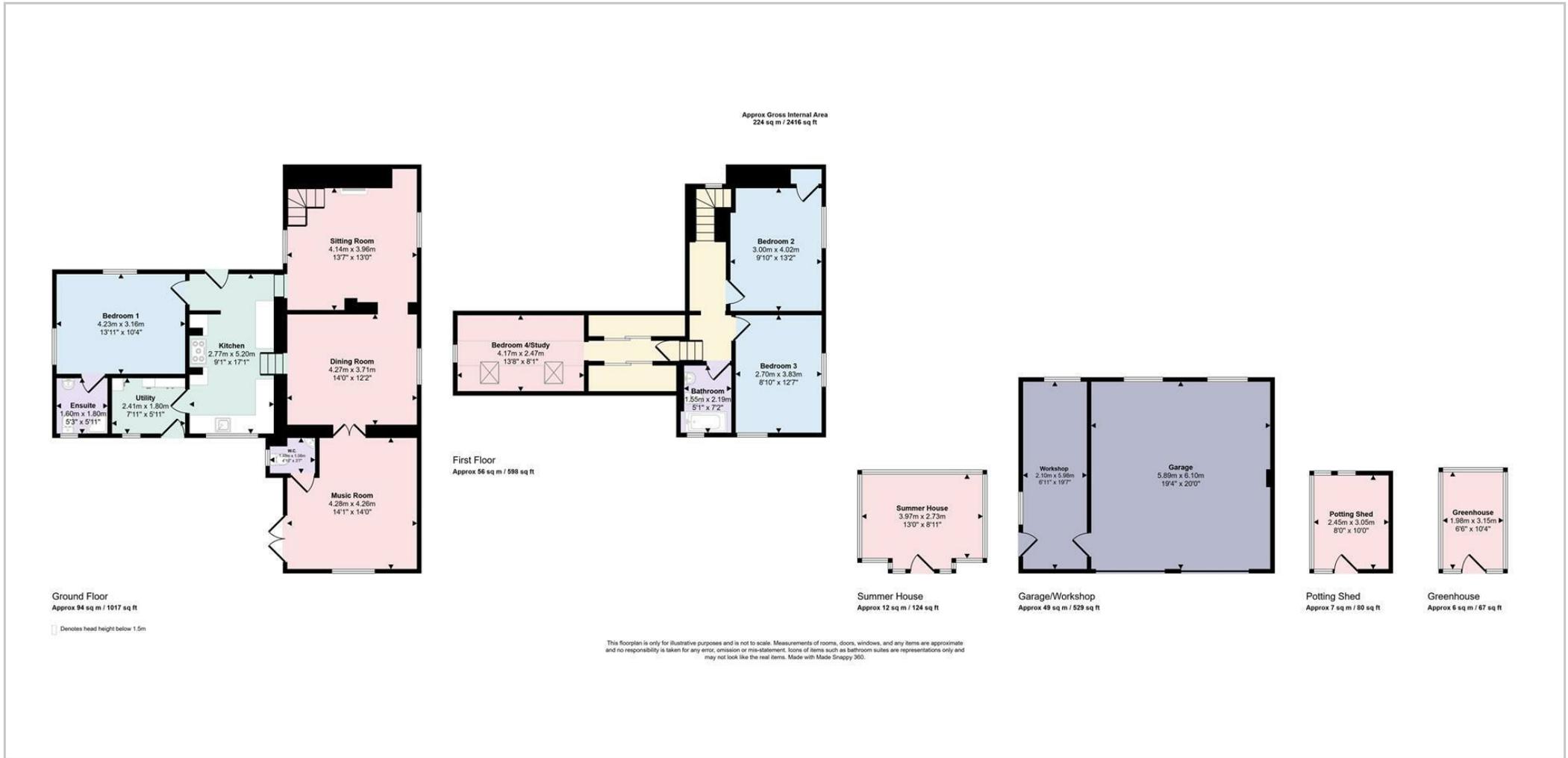
Please use the what3words app to locate the property. Please use [///album.healthier.dote](http://album.healthier.dote) and this will take you to the driveway of the property.







# 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  
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