



SAMUEL WOOD

9 Long Row, Lower Down, Lydbury North, Shropshire, SY7 8BB

Offers In The Region Of £325,000



9 Long Row

Lower Down, Lydbury North, Shropshire, SY7 8BB



- 3 Bedrooms
- Amenities Close By
- Uninterrupted Views
- Quiet Location
- Large Garden, Barn and Studio

This attractive 3 bedroom terraced home is approached by a single-track lane approximately 3 miles from the village of Lydbury North, the accommodation includes: Reception Porch, Kitchen, Living Room, Downstairs Bathroom, 3 Bedrooms, Large Garden, Barn and Studio.



The property is located near the village of Lydbury North, near to the small well serviced towns of Clun and Bishops Castle. There is a post office, community shop, school, village hall, church and a public house local to the property.

The front of the property consists of

Entrance Porch

with vernacular grey stone brick, main entrance has a hardwood front door through to

Kitchen

having one window with views over the Shropshire hills and overlooking the garden. The kitchen consists of wooden worktops, wood fronted doors. It is a well fitted kitchen with space for cooker, washing machine, storage space and shelves. Access to

Downstairs Bathroom

which consists of bath, basin in white, with WC and large storage cupboard under stairs.

With red quarry tile floors throughout the downstairs, a door from the Kitchen leads into the



Front Room

which has a feature fireplace with a planned space for a wood burning stove, with lined chimney and window to rear aspect. Double glazed wooden framed windows throughout the property

Rear Hallway

having an original quarry tiled floor, with access to rear garden and stairs curving up to first floor.

Landing

off which are

Bedroom 1

double bedroom with window to the rear elevation of the property and feature fireplace.

Bedroom 2

double bedroom has a delightful feature fireplace in the corner of the room with window to front elevation.

Bedroom 3

has window to front elevation, there are solid wood latch doors throughout the property.

Outside

The front of the property benefits from a large established garden and parking for 3 cars.

Barn Outbuilding

currently used as a Garden Room with log burner installed. This is a private room with power and lighting and dimensions of the barn are 13' 6" x 12.5" with double doors opening out onto the large garden with uninterrupted views of the rolling Shropshire hills, land and gardens.

Rear Garden

The rear garden is enclosed with a large shed benefiting from a power supply and insulation. Paving slab stepping stones lead from the patio to the shed.

Studio/Home Office

with double doors and mains electricity.

Services

The property has Mains Water, Mains Electricity, and Drainage to a shared Septic Tank system (with 3 other properties). Telephone to BT regulations. Approximate Broadband Speed; 15 Mbps. Flood Risk; Very Low.





Tenure

We understand that the property is Freehold

Local Authority

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

Viewings

Viewings are strictly by appointment, so please contact the Craven Arms office on 01588 672728 or email us on cravenarms@samuelwood.co.uk, or alternatively on WhatsApp 07716 211480.

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

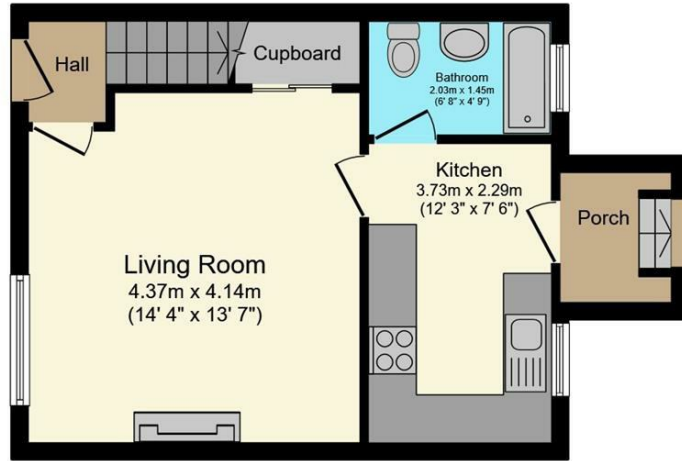
Lower Down is approximately 10 miles from Craven Arms, 5 miles from Clun and 4 miles from Bishop's Castle. From Craven Arms, follow the B4368, follow the road to Clunton, turning right at the Crown Inn. Continue for 2.3 miles. Full directions are available from the agent.



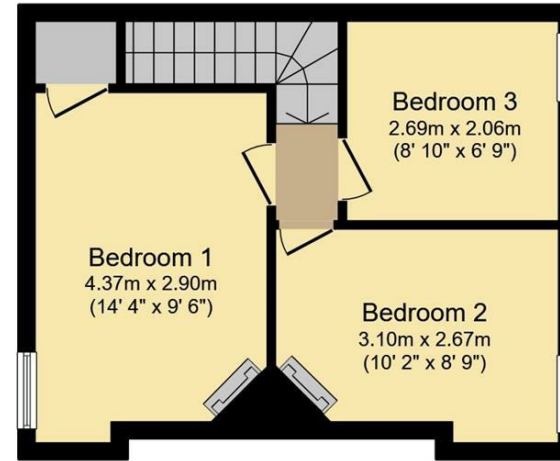




Floor Plans



Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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