

Ye Old Smithy, Bucknell, Bucknell, SY7 0AA

Price £390,000

COBB AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Ye Old Smithy Bucknell
Bucknell

A Linked-detached period stone cottage sat in the heart of the popular and well serviced village of Bucknell sat on the fringes of the Shropshire Hills Area of Outstanding Natural Beauty. The property has four bedrooms, cottage garden, parking and views onto the surrounding hills. This lovely home is well presented throughout and is a MUST VIEW.

- Link detached period home
- Cottage gardens and parking
- Living room, dining hall and kitchen/breakfast room
- Four bedrooms and family bathroom
- Central village location
- Close to village amenities
- Views onto surrounding countryside
- Train station and road links to Shrewsbury and Ludlow

Please note that the dimensions stated are taken from internal wall to internal wall.



Material Information
Price £390,000
Tenure: Freehold
Local Authority: Shropshire
Council Tax: C
EPC: E (52)
For more material information visit www.cobbamos.com



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introdcuction
Ye Old Smithy is a link-detached period cottage set within the heart of the popular village of Bucknell which is well serviced with petrol station, shop, butcher, primary school, public house and transport connections via rail to Shrewsbury and Swansea and road connections to Shrewsbury, Ludlow, Knighton and beyond. The property itself is very charming with oak porch, leading into a cosy home with a lovely cottage garden to the side, four bedrooms and parking. The accommodation comprises: dining hall, living room, kitchen/breakfast room, ground floor cloakroom, four bedrooms and family bathroom.

Property description
The open oak and stone porch leads into the dining hall with space for a table and chairs, feature fireplace with inset oil burning stove, cupboard and doors off to living room and kitchen/breakfast room. There are also doors leading to a very handy ground floor WC and under stair cupboard space that houses a washing machine and further storage. From the dining hall to the left is the living room which is a charming room with two windows to the front, feature fireplace and patio doors leading out onto the garden and patio space. The kitchen/breakfast room has a tiled floor, bespoke wooden kitchen cupboards with space for a range style oven with an extractor over and space for a dishwasher.

A door and stairs rise to the first floor where you find the four bedrooms and family bathroom. The main bedroom is to the end of the landing with a wonderful view down over the garden. The three other bedrooms are a good size with bedroom four having the potential to be an office or craft room. The family bathroom is fitted with a white four piece suite with wood paneling to the walls and vinyl flooring. Off the landing is an airing cupboard housing the hot water cylinder.

Gardens and parking
The property has parking for a vehicle to the side of the property and has a cottage garden off the living room. The majority of the garden is laid to lawn and interspersed with mature trees and shrubs and is enclosed by a mature hedge to one side and fence border to the other. There is a patio area off the living room perfect for a table and chairs and an amenity space for the oil tank in the corner and a small storage shed. There is a pedestrian gate to the the front of the property.

Location
Located in the peaceful village of Bucknell, Shropshire, this property enjoys the best of both worlds - a tranquil rural lifestyle with excellent access to nearby towns such as Knighton (6 miles) and Ludlow (14 miles). The area is renowned for its stunning countryside, making it perfect for outdoor enthusiasts with opportunities for walking, cycling, and nature exploration. The village of Bucknell benefits from local amenities including primary school, petrol station with forecourt shop, butchers and a public house.

Services
The property has mains water, electricity and drainage and has oil fired heating. Shropshire County Council tax band C.

Agents Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

DIRECTIONS
Upon entering Bucknell, pass over the railway crossing, bearing to the right. Pass the Sitwell Arms Public House on your left, and the property can be found on your right hand side. Using what three words ///flickers.cookie.fittingly














The
Old Smithy



