



Ye Old Smithy, Bucknell, Shropshire, SY7 0AA  
Guide Price £390,000

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# Ye Old Smithy Bucknell Shropshire

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

## Material Information

**Guide Price** £390,000

**Tenure:** Freehold

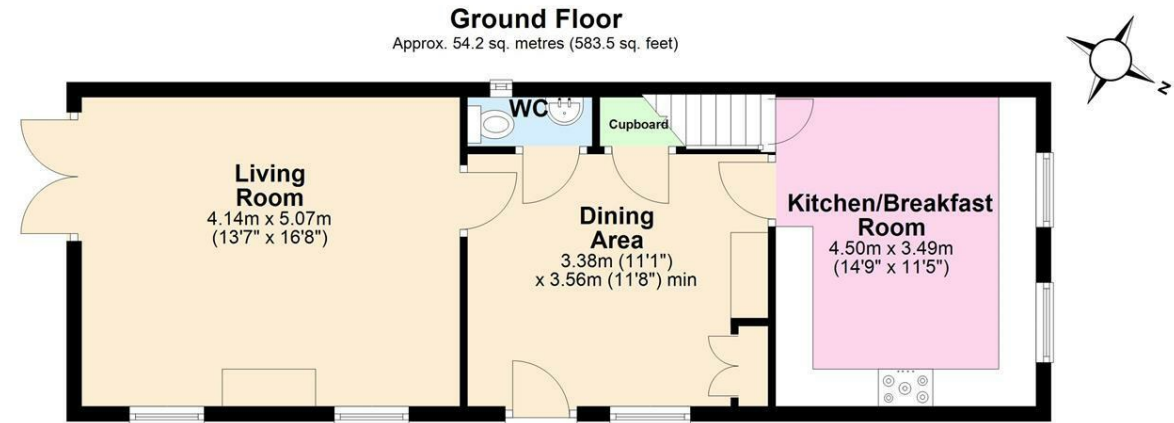
**Local Authority:** Shropshire

**Council Tax:** C

**EPC:** E (52)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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.

## Introduction

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.

## Anti-Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

## 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](http://flickers.cookie.fittingly)



