



Tibernius, Mill Lane, Craven Arms, SY7 0LA
Price £350,000

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Tibernius, Mill Lane Craven Arms

Located in the popular hamlet of Leintwardine, and having the most glorious views over the river Teme which meets the river Clun at this point, Herons soar overhead and the wildlife is extraordinary, Situated on a large plot, this three bedroom bungalow, needs modernisation, but would create a breath-taking family home.

FEATURES

- Detached bungalow
- Set in amazing location
- Far reaching views over the river
- In need of refurbishment
- Three bedrooms
- Large Garden



Material Information

Price £350,000
Tenure: Freehold
Local Authority: Shropshire
Council Tax: E
EPC: (null)
 For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

Located in the popular hamlet of Leintwardine, and having the most glorious views over the river Teme which meets the river Clun at this point, Herons soar overhead and the wildlife is extraordinary. Situated on a large plot, this three bedroom bungalow, needs modernisation, but would create a breath-taking family home.

Property description

Like every good country residence you enter the property through the kitchen door, kicking off your wellies after a walk along the river bank. The kitchen has a range of floor and wall mounted units in beech effect wood with halogen hob and built in double oven. The kitchen is L shaped having views to both the front and rear, a door leads into the hallway and on the left there is large lounge/dining room with picture window over-looking the river and open countryside beyond. Wood burning stove inset into feature brick wall, the lounge is large enough to take a large table and chairs. The hall opens up into a reception area currently holding a piano, from the hall there are doors to three bedrooms, two large singles and a double bedroom,. The Master bedroom once again has the breath-taking views. The family bathroom has panelled bath pedestal wash hand basin and separate shower cubicle. There is a separate toilet. The bungalow is as said in need of both refurbishment and modernisation ,but the view and its situation make this a truly unique property and one that needs to be seen to understand its amazing views and panoramic vista

Garden

The garden wraps itself around the bungalow, with mature fruit trees and quiet areas for contemplation and just restful time. Sloping gently to the water's edge, pergola with mature climbers, and a patio with far reaching views. One just has to sit and imagine what a glorious home this has been and can be, with the new owners stamp put on it

Parking

Currently the parking is on road directly outside the property, but there is ample scope to create a secluded area of parking within the property

Services

Septic tank, mains water, and electric, Air source heat pump

Tenure Freehold

Council Tax Band F - £215.00

Location

A popular misconception is that the Romans called the village Branogenium. Branogenium in fact refers to a Roman fort roughly ¼ of a mile south of the village. The Roman name for Leintwardine was actually Bravonium. The High Street in Leintwardine is on the same line as the Roman road known (to the English) as Watling Street. (The modern-day street in the village named Watling Street runs to the east of the original Watling Street, roughly on the alignment of the eastern edge of the Roman settlement. Herefordshire historian Duncan Brown has argued that Leintwardine performed the role of a trading post and outpost early in the Roman conquest of Britain. It is commonly accepted that a mansio was constructed in Leintwardine. The archaeological excavations at the W. & C.A. Griffiths site prior to the construction of a modern warehouse in the early 1990s discovered Roman baths, which further points to Leintwardine being a "travel lodge" of Roman Britain.

The construction of a rampart in around 170 AD (ranging up to two metres tall), and still visible in places around Leintwardine, is thought by local historians to be the result of one of two events. The argument currently in retreat is that following a local uprising the Romans evicted all locals and constructed a rampart and palisade. The preferred line is that the ramparts were built following widespread local unrest to protect the mansio and the baths, which serviced Roman cavalry forts to the north, south and north-west. There exists a Roman praetorium one mile southwest of Leintwardine atop Brandon Hill, believed to have contained a storage depot, regimental HQ, latrines and cookhouse. Aerial photographs as early as the middle 1950s showed circular crop marks within the confines of the hill fort. Much of the site's earthworks still exist and





Brandon Hill remains an impressive sight.[
Roman forts also existed nearby to Leintwardine at Jay Lane[and Buckton.[
Today Leintwardine offers a petrol station, with generous shop, local butcher, library and doctors practice, together with a wonderful pub and parlour pub. The area has a good school and thriving community.

Flood Risk

Rivers and the sea: Very low risk.

Agent Note

The property is located on a scheduled ancient monument, therefore, any planning permissions would need to be approved by English Heritage / Historic England as well as the local planning authority.

The property is in need of updating.

PROBATE HAS BEEN GRANTED

Money Laundering & Identity Checks

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.

Viewing Arrangements

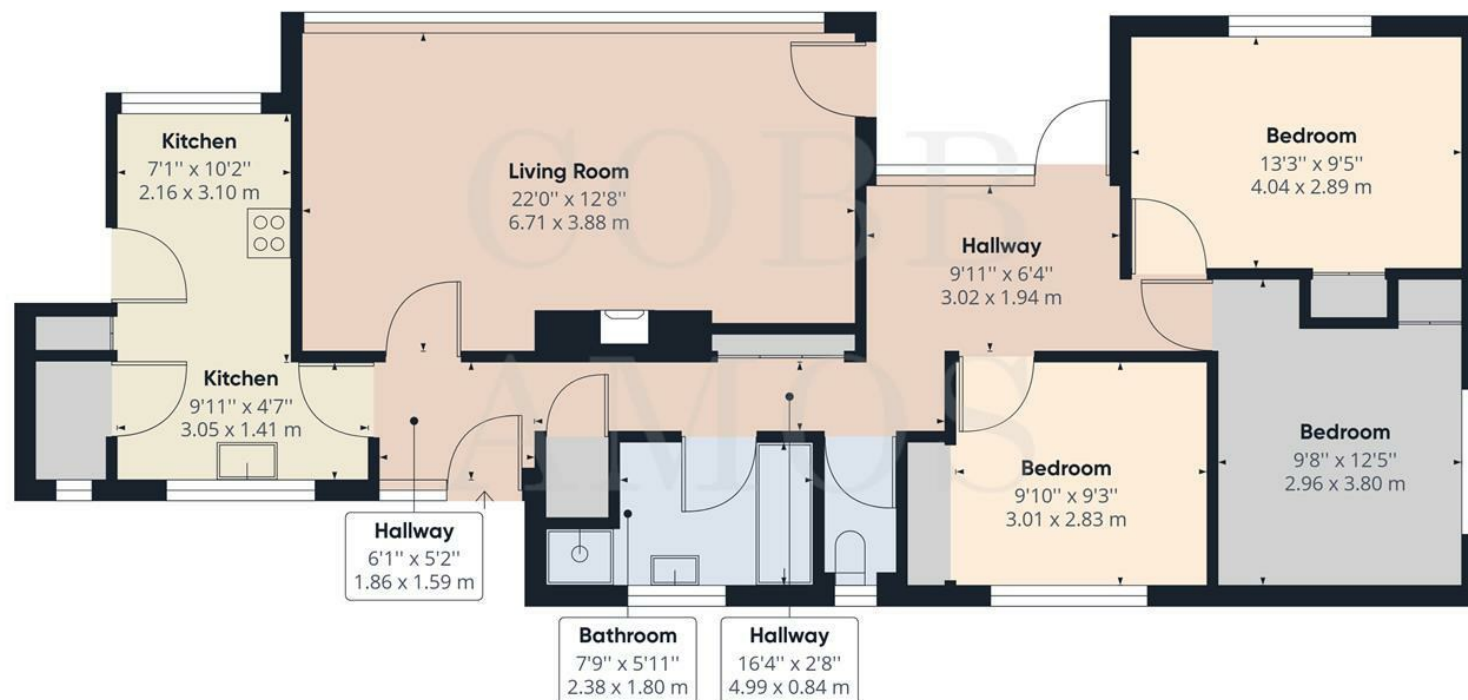
Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874 450 Email: ludlow@cobbamos.com

DIRECTIONS

From Ludlow office take the A49 towards Shrewsbury, just after the Ludlow Farm shop take the next left towards Leintwardine, follow this road all the way through to the village of Leintewardne. Just past the garage on the right is a turning called Mill Street, take this turning and the property will be found on the left hand side.







Approximate total area⁽¹⁾

1017.32 ft²
94.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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.

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SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007

hereford@cobbamos.com

14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310

leominster@cobbamos.com

2 Broad Street, Leominster, HR6 8BS

Ludlow

Telephone: 01584 874450

ludlow@cobbamos.com

5 High Street, Ludlow, SY8 1BS

Land & New Homes

Telephone: 01584 874450

landandnewhomes@cobbamos.com

5 High Street, Ludlow, SY8 1BS

Knighton

Telephone: 01547 529907

knighton@cobbamos.com

22 Broad Street, Knighton, LD7 1BL

Lettings

Telephone: 01432 266007

lettings@cobbamos.com

14 King Street, Hereford, HR4 9BW

Head Office

Telephone: 01568 605300

hello@cobbamos.com accounts@cobbamos.com

First Floor Executive Suite, Easters Court, Leominster, HR6 0DE