



Charles Cottage, Round Oak, Hopesay, Craven Arms, SY7 8HQ

Offers in the region of £435,000



Holters
Local Agent, National Exposure

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Charles Cottage is a simply stunning, immaculately presented detached period property offering 2 double bedrooms, extensive south-west facing gardens, off road parking, breathtaking views and no upward chain.

Key Features

- Detached Country Cottage
- Immaculately Presented
- 2 Double Bedrooms
- Open-Plan Kitchen Diner
- Period Features Throughout
- Sizeable Gardens
- Off Road Parking
- Stunning, Panoramic Views
- Available with No Upward Chain
- Rural Location Surrounded by Glorious Countryside

The Property

Introducing Charles Cottage, which is a simply stunning, detached property found in an elevated, idyllic position in the rural hamlet of Round Oak, which sits within the scenic Clun Valley surrounded by glorious Shropshire countryside and rolling hills as far as the eye can see, close to the Welsh/English border.

Located in a designated Area of Outstanding Natural Beauty (AONB), Charles Cottage is a real treat for anyone looking to 'escape to the country', enjoying breath-taking, panoramic views and easy access onto a number of footpaths/trails and bridleways. Rural, but by no means isolated, the property is located approximately 3 miles from the town of Craven Arms and overall offers 2 double bedrooms, 2 reception rooms including an open-plan kitchen diner and a bathroom featuring potentially one of the the best views in Shropshire!

Built in 1888 and then extended in the 1970s, Charles Cottage is available with no upward chain and has been much improved and lovingly maintained by the present owners over the past 13 years. Immaculately presented

throughout, Charles Cottage offers a pleasant blend of contemporary and period features from double glazed windows and central heating to exposed timbers and stonework and inglenook fireplaces. Within more recent years the vendors have overseen upgrades such as a complete electrical re-wire, a new central heating system with external boiler, new aluminium framed double glazed windows and modifications to the septic tank, all just to mention a select few.

The accommodation spans across 2 floors and is made up on the ground floor of an oak framed entrance lobby/hall, living room complete with inglenook fireplace and an inset wood-burning stove and stairs rising off to the first floor. A door leads into the open-plan kitchen/diner which is finished with solid wood worktops, integrated appliances and plenty of cupboard space, along with a door providing access to the rear garden/seating area and a further inglenook fire with an inset wood-burning stove. On the first floor, a landing area has space for a desk and could suit those looking to work from home and gives way to 2 double bedrooms, a useful cupboard and the modern bathroom, which also includes a corner shower. Both bedrooms feature built-in wardrobes as well as far-reaching panoramic views across the surrounding countryside. The bathroom also enjoys the same stunning views and is the perfect spot to unwind.

Outside and to the front is a gravelled driveway providing off road parking for at least 3 vehicles. A wooden wicket gate opens to paved steps which lead down to

the front door and south-west facing gardens. Worthy of particular note, the extensive gardens are stocked with a variety of mature specimen trees and shrubs and has sections of lawn and gravelled pathways leading to all corners. Perfect for horticultural enthusiasts, the garden features a decorative pond, 2 useful sheds, planted beds and last, but certainly not least a superb seating area found at the back of the property, which poses as the ideal spot to relax while enjoying the breathtaking views beyond the gardens.

The Location

The small hamlet of Round Oak lies about 1 mile north of the pleasant village of Hopesay with its 12th century church. Hopesay parish, is located within South Shropshire, between the towns of Clun and Craven Arms. It is a picturesque and beautiful part of the Shropshire countryside. The main village of the parish is nearby Aston-on-Clun with a popular public house, the Kangaroo Inn, which offers fine ales and good old fashioned pub grub. It regularly hosts live music, beer festivals and barbecues. There is also a good village community shop alongside the village hall and green. The village green and the hall itself, is a well used space, often offering activities such as, dog training, rounders, cricket and line dancing, craft fairs, croquet and much more, bringing everyone together and giving this village a unique, supported, community spirit.

For a much larger range of facilities the town of Craven Arms is found 3 miles east. Described as the 'Gateway to the Marches', Craven Arms is located on the A49 and is found within the



encompassing Shropshire Hills, historic manor houses, fortified castles and beautiful countryside. Offering a good range of facilities including a large supermarket, doctor's surgery, business park, library, post office, petrol station, butchers and its own array of independent shops, Craven Arms offers everything you will need for day to day living. The town also benefits from the Welsh marches railway line and station to Llanelli via Cardiff and North to Manchester. Slightly further afield along the A49 is the county town and birth place of Charles Darwin, Shrewsbury, which is lies 21 miles north, whilst the historic and popular town of Ludlow is just 11 miles south.

Services

We are informed the property is connected to mains water and electricity. Private drainage.

Heating

Oil fired central heating and 2 wood-burning stoves.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band C.

Nearest Towns/Cities

- Craven Arms - 3 miles
- Clun - 8 miles
- Church Stretton - 10 miles
- Ludlow - 11 miles
- Knighton - 15 miles
- Shrewsbury - 21 miles
- Much Wenlock - 20 miles
- Newtown - 23 miles
- Bridgnorth - 23 miles

Broadband

Enquiries indicate the property has an estimated 4G broadband speed of 30MB. Interested parties are advised to make their own enquiries.

What3words

include.aviators.simply

Money Laundering Regulations

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are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

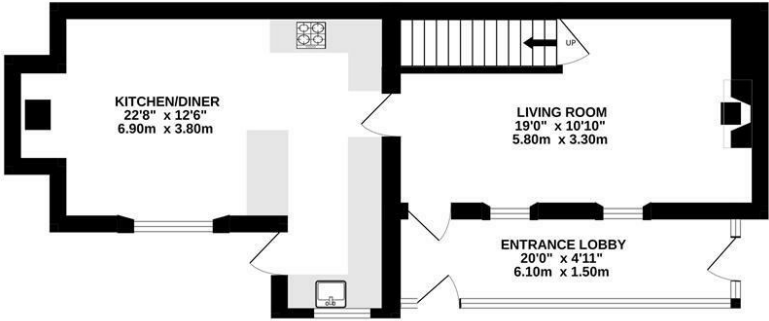
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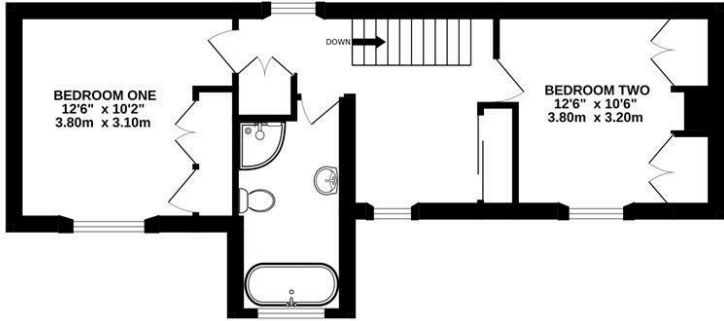
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GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1165 sq.ft. (108.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
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