



 **Holters**

Heather Bank, Dog Kennel Lane, Bucknell, SY7 0AX

Offers in the region of £215,000



Holters
Local Agent, National Exposure

Heather Bank, Dog Kennel Lane, Bucknell, SY7 0AX

A well presented bungalow offering 2 double bedrooms, 2 reception rooms, front & rear gardens, ample off road parking, an attached garage/store and is located in the heart of the popular village of Bucknell.

Key Features

- Semi-Detached Bungalow
- 2 Double Bedrooms
- 2 Reception Rooms
- Well Presented Accommodation
- Attached Garage
- Driveway with Ample Off Road Parking
- Recently Installed Air Source Heating
- Front & Rear Gardens
- Popular Village Location
- Within Approx. 500 Yards of Railway Station & Pub

The Property

Heather Bank is a well presented, semi-detached bungalow located within the popular village of Bucknell, situated amidst the scenic Shropshire countryside close to the English/Welsh border within the picturesque Teme Valley.

Built in 1984, Heather Bank has been lovingly maintained by the current owners and has seen recent upgrades to include the addition of Air Source Heating in 2025. Overall, the property offers 2 double bedrooms, 2 reception rooms, a kitchen and 1 shower room. Outside, the property offers ample off road parking, an attached garage/store and low maintenance front and rear gardens. Distant countryside views are also enjoyed to the rear of the bungalow.

Worlds apart from the hustle and

bustle of city living, Bucknell itself offers a close knit village community and facilities to include a primary school, a pub, a butchers, garage and a train station. Rural, but by no means isolated Bucknell is centrally located just 5 miles from the border town of Knighton, 10 miles from the market town of Craven Arms and 4 miles from the much larger village of Leintwardine. Slightly further afield lies historic Ludlow Town, which is 12 miles to the east

Inside, the hallway has separate doors leading into the 2 double bedrooms, a storage cupboard, the shower room and the living room. Open-plan with the kitchen area, there is space for a 3 piece suite and set of dining table and chairs. The kitchen is installed with wall and base units and space for appliances. At the rear of the property finds the conservatory, which has a door opening out to the garden.

Outside, a tarmaced driveway provides off road parking for up to 3 cars and leads to the garage/store to the side of the bungalow. The front garden is mainly gravelled and planted with mature shrubs for ease of maintenance. Like the front, the west-facing rear garden is also largely gravelled for ease of maintenance and has well-defined fenced boundaries, flowered beds, a useful garden shed

and a covered paved seating area which poses as a pleasant spot to relax within the warmer months of the year. Distant views of the surrounding hills can also be enjoyed beyond the rear of the garden.

The Location

The picturesque village of Bucknell nestles in the beautiful Teme Valley in the unspoilt countryside of South Shropshire bordering the counties of Herefordshire and Powys. Set in an area designated as being of Outstanding Natural Beauty, the surrounding countryside, hills, forest tracks and extensive network of footpaths are ideal for exploring and offer a great diversity for wildlife to be seen and for walkers/dog walkers and cyclists. Village amenities include a garage, butchers, primary school, church, public house (The Sitwell Arms), a play park and a railway station, which services four trains a day in each direction from Monday to Saturday on the Heart of Wales Railway Line that runs between Shrewsbury and Swansea and two services on a Sunday. Regular buses serve the village with services to the nearby towns of Knighton, Leintwardine, Craven Arms and Ludlow. All 4 nearby towns offer a more extensive range of retail, recreational and educational facilities. Further afield is the county town of Shropshire and birth place of Charles Darwin, Shrewsbury, which lies 29 miles to the north.



Services

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

Heating

Air Source Heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band B.

Nearest Towns/Cities

Knighton - Approximately 5 miles
Craven Arms - Approximately 10 miles
Presteigne - Approximately 10 miles
Ludlow - Approximately 12 miles
Bishops Castle - Approximately 14 miles
Leominster - Approximately 15 miles
Church Stretton - Approximately 18 miles
Shrewsbury - Approximately 29 miles

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 73MB. Interested parties are advised to make their own enquiries.

What3words

///crust.certainly.vaulting

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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.

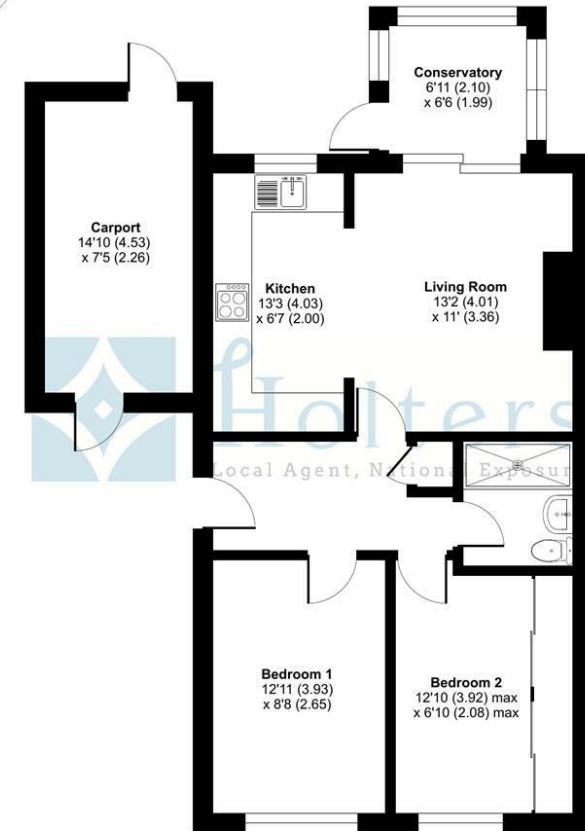
Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holders for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holders for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



Dog Kennel Lane, Bucknell, SY7

Approximate Area = 637 sq ft / 59.2 sq m (excludes carport)
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Holders Estate Agents. REF: 1387575

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

