

# 3 PEDLAR'S REST

£360,000



“A charming semi-detached property with character”

Seifton, Shropshire

This attractive, two-bedroom, semi-detached country home has bags of character inside and out: with exposed timbers, solid oak flooring, a cosy wood burning stove and a traditional farmhouse kitchen with range. The icing on the cake are the superb, far-reaching views in all directions.

- Attractive country home
- Character throughout
- Farmhouse kitchen with range
- Ample parking
- Timber framed carport and workshop
- Backing onto open fields
- Garden outbuilding
- Superb views front and rear



A set of double gates directs your entrance on to the large, gravel driveway, which offers plenty of parking for vehicles. The building has an attractive façade with a mix of period brick, local stone and the addition of an elegant oak porch.

Once inside, it is obvious to see that this has been a much-loved family home for over 20 years, with warmth and character in abundance at every turn. A set of oak, open-tread stairs lead up in front of you to the first floor, and the living room sits to the right. This cosy space has dual aspect windows, a solid oak floor and a beautiful Clearview stove set on a natural stone hearth in the centre of an oak surround.

A newly-added sun room sits to the rear of the property - this light and airy room is the perfect spot to enjoy a coffee whilst leisurely reading the morning papers.

The farmhouse kitchen sits to the other side of the property and is sufficiently large to accommodate a dining table around which the family can come together at mealtimes; there is also enough room for further seating. The focal point of the kitchen is undoubtedly the stunning, oil-fired, AGA-style range cooker housed beneath an arched brick fireplace. There are traditional wall and floor cabinets for storage, as well as space for a built-in dishwasher, waist-height double-oven and counter top electric hob with overhead extractor.

The useful utility room sits next door for additional storage and to hide away white goods. Off this is the family shower room, with WC, wash hand basin and generous walk-in shower cubical.

On the first floor, the master bedroom has an impressive, exposed timber ceiling truss and plenty of space for wardrobes, there is also an attendant ensuite shower room with WC, wash hand basin, shower cubical and storage cupboard. The second bedroom is also a double and has a useful overhead storage cupboard and great views across to Clee Hill and into the distance.





**Outside:** A timber framed carport with an attached, secure workshop sits to the rear of the large gravelled parking area; a lockable gate leads around the property to the rear garden. The garden is terraced with an attractive stone wall and decorative planting; steps lead up to the lawn area above. The garden backs directly onto open fields and views are tremendous, stretching back into the distance. There is a wooden summer house and a stone outbuilding for all the garden storage needs.

**Area:** The property sits between the rural settlements of Seifton and Corfton. This beautiful area is blessed with stunning countryside and rambling rural walks on the doorstep. Craven Arms is just a short drive away and has a supermarket, take away food shops, a hardware store, school, service stations, mechanics, medical services, bus links and a train station. The famous food hub of Ludlow is a little further afield and the walkers' paradise of the South Shropshire Hills are a little to the north.

**At a glance:**

Bedrooms:	2
Tenure:	Freehold
Council Tax Band*:	D
Heating:	Central heating; oil
Services:	Mains water and electricity; private drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**

\* correct as of instruction date | Source: BT



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.