



1 Leintwardine Manor

Leintwardine, Nr Craven Arms, Shropshire, SY7 0LU

Leintwardine Manor is a delightful Georgian and Victorian building located on the edge of this popular and well serviced village. No 1 is a spacious ground floor 3 bedroom apartment with numerous features of the period. The property also has the added benefit of a privately owned paved terrace whilst there are delightful and mature communal gardens, Garage, communal parking and shared outbuilding.

EPC Rating - E

Guide Price: **£165,000**

This delightful building is located right on the edge of the village of Leintwardine which has an excellent range of facilities that includes: Garage with large shop, 2 public houses, doctors surgery, junior school, fish and chip shop, butchers, church, village hall and active community. The historic market town of Ludlow is also within easy driving distance and offers a more comprehensive range of facilities and is renowned for its award winning restaurants, culture and festivals. Accommodation at the property is of spacious proportions and is fully described as follows:

The property enjoys two entrances, one from the private terrace and one from the communal ground floor hallway. Off the terrace, double glazed door opens into

L-Shaped Reception Hall With wonderful high ceilings and external door to the side of the building. The hall has part ceiling cornice and ceiling rose

Drawing Room A delightful and sunny room with double glazed bay window overlooking communal gardens, lovely high ceilings with ornate cornice and feature gas stove (LPG gas)



Kitchen Having upvc double glazed window to rear elevation, nicely fitted with a matching range of Howden units with white fronts to include base cupboards, wall cupboards, drawers and underlighting. Marble affect work surfaces and tiled splash backs. Inset is a 5-ring gas hob (bottled gas), stainless steel canopy and splashback, space and plumbing for washing machine, room for further appliances and the Worcester Heatslave oil fired boiler is housed in here and heats domestic hot water and radiators



Bedroom 1 Having large upvc double glazed window to rear elevation, T V point and coving



Bedroom 2 Having upvc double glazed window to rear elevation and coving

Bedroom 3/Study Having upvc double glazed window to frontage

Bathroom Having a modern suite in white of panelled bath with telephone style shower attachment, shower screen, wash hand basin with vanity cupboard, wc and separate shower cubicle with shower from mains system fitted and tiled splash backs, extractor fan



Outside: The property has communal grounds with attractive lawned gardens, tree lined on its borders. The property has a Single Garage and shared outbuilding on site, whilst there is a delightful privately owned Sun Terrace



- Agents Notes:**
1. Service charge payable of £95 per month which includes buildings insurance
 2. 999 year lease which commenced on 1st January 1980, 1/6th share of freehold
 3. An Area Japanese Knotweed has been found in the grounds of the Manor
 4. 1 Dog per flat is permitted, cats are also allowed

Services: Mains electricity, mains water, mains drainage, oil fired heating to radiators, telephone to BT regulations

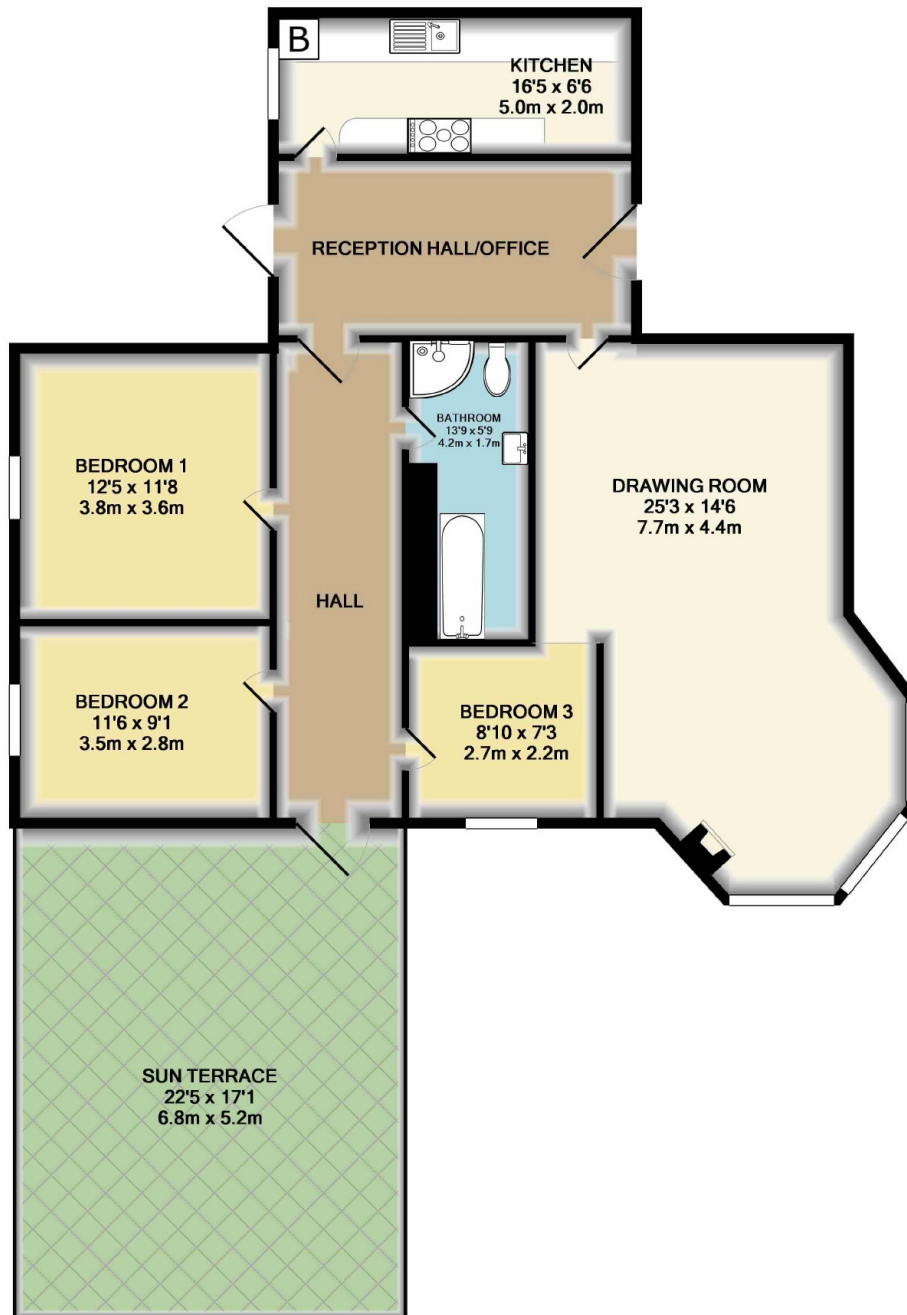


Local Authority: Herefordshire Council

To view this property: Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquires please phone Andrew Cadwallader on 07974 015764



TOTAL APPROX. FLOOR AREA 1098 SQ.FT. (102.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability or efficiency can be given
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.