Jack's Cottage, 4 Edgton
Craven Arms, SY7 8HN
A characterful one/two bedroom period detached cottage with attractive low maintenance gardens and parking in the delightful village of Edgton. EPC G

Offers In The Region Of: £220,000
Jack's Cottage is a charming, detached two storey stone built cottage, of enormous charm and character, exhibiting a wealth of characterful features, such as exposed stonework, beamed ceilings and a lovely inglenook. Set back from a quiet lane behind a beautifully landscaped garden, Jack's Cottage offers a tranquil, spacious and distinctive living space.

Edgton lies in a Conservation Area and is a popular village with a community spirit. It enjoys its own Church and Village Hall and is some 4 miles from Craven Arms, where there is a good selection of amenities, shops, and a mainline Railway station. Lydbury North is about 2 miles from Edgton.

Accommodation

Kitchen The kitchen is fitted with wall and base units topped with a wooden worktop and inset with a Belfast sink and mixer tap. Whilst there is a solid fuel Rayburn within the inglenook, there is also a Diplomat oven and ceramic four ring hob above with extractor hood.

Sitting Room/Dining Room Open plan with the kitchen, this room offers ample space for a dining table and chairs, as well as sitting room furniture. There are attractive exposed supporting beams and two large Velux windows to the rear. A door leads out to the garden and a further door leads into the Garden Room.

Garden Room An extension with flagstone flooring and beautiful oak framed window over looking the garden. A door leads out to the garden.

Landing/Studio Bedroom The Galleried Landing is spacious and offers a useful area for a Study if required or Studio Bedroom, having vaulted ceiling with exposed roof timbers, balustrading to gallery and window to front. A light and airy space with 2 large double glazed skylights, and a cupboard housing the hot water cylinder.

Master Bedroom A double room with built in hanging cupboards, Velux window and door to the south facing balcony.

Bathroom Fitted with a wash hand basin, bath with shower over and W.C.
Outside The garden is accessed through a field gate, attached to a double Wood Store. There is a wealth of natural stone walls throughout the garden providing raised beds and to the side of the property these walls provide a enclosed boundary filled with ferns and a useful dry area under the balcony. A pathway leads up to a Garden Shed. The gardens provide a sunny aspect and are sheltered providing a tranquil area for outside entertaining. Gravelled parking area with space for two vehicles.

Agents Note Please be aware that there is a beam with a restricted head height to the first floor landing and is indicated by the dotted lines on the floorplan.

Directions In the centre of the village of Edgton, turn down the lane by Beadles Corner to Jack’s Cottage.

Services Mains water and electricity. Drainage to septic tank. The Rayburn controls the heating and hot water. There is also an electric booster to heat the water if the Rayburn is turned off. Two radiators are fed from the Rayburn, one in the Master Bedroom and one in the Bathroom.

Tenure We understand that the property is Freehold.

Local Authority Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Telephone 0345 678 9000. Council Tax Band B

Viewings Strictly by appointment with Samuel Wood & Co on 01588 672728.
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.