



SAMUEL WOOD

Lawn Cottage, 1 Beambridge, Aston-On-Clun, Craven Arms, SY7 0HA

Offers In The Region Of £225,000



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- Charming I-bed stone cottage
- Compact kitchen with views
- Spacious bedroom with storage and shower
- Abundant garden storage sheds
- Viewing highly recommended
- Feature fireplace with log burning stove
- Large landing, potential study
- Generous 0.2 acre plot
- Rural location with views
- Potential to extend and create a beautiful family home

Offered to the market for the first time in almost 60 years, this enchanting detached stone cottage is a truly rare find. Located within a generous plot of approximately 0.2 acres in the sought-after Beambridge area, the property presents an exciting opportunity for those seeking a characterful home, a countryside retreat, or a holiday let investment, with further scope for enhancement and extension (subject to the necessary planning permissions).

Lovingly cared for by the same family for nearly six decades, the cottage is brimming with charm, character and history, dating back to 1835 and offers a wonderful glimpse into a bygone era whilst remaining comfortable and functional in its current form.

The heart of the home is the delightful sitting room, a welcoming square-shaped space featuring an impressive original Inglenook with a Clearview wood-burning stove, creating the perfect setting for cosy evenings. Adding to the cottage's unique appeal, the original bread oven remains visible within the fireplace, serving as a charming reminder of the property's heritage. Stairs rise from the sitting room to the first-floor accommodation.

The kitchen may be compact, but it is thoughtfully arranged and full of character, with space for a small dining table and chairs, a dresser, sink, cooker and under-counter fridge. The window perfectly frames views of the rolling countryside beyond. A useful walk-in pantry provides excellent additional storage, while the adjoining utility area offers plumbing for a washing machine, dishwasher, space for a vented tumble dryer and access to a convenient ground-floor WC with wash basin.

Upstairs, a spacious landing area is currently utilised as a study, offering flexibility for a variety of uses. Subject to requirements, this space could potentially be adapted to create a small additional bedroom or an ensuite shower room serving the principal bedroom. The generous double bedroom enjoys pleasant views over the front aspect and benefits from two substantial storage cupboards, one of which currently houses a shower.

Outside, the gardens offer endless appeal for keen gardeners and those looking to embrace a more self-sufficient lifestyle. The grounds include numerous storage sheds, log stores, composting areas, flower beds, vegetable plots and an attractive original stone pigsty, all contributing to the property's unique rural charm.

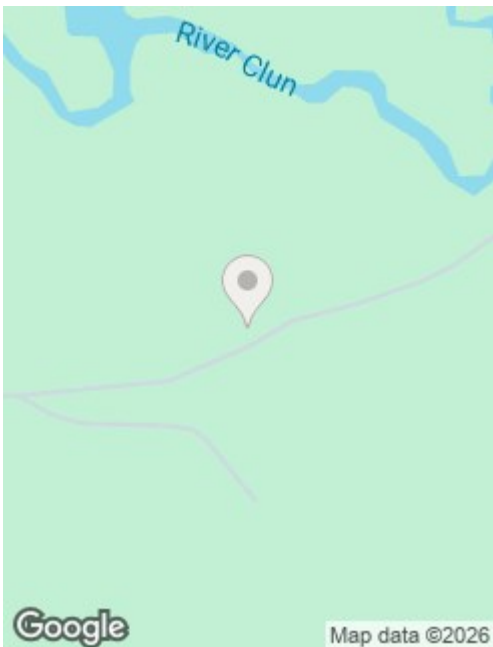
Positioned towards the rear of the plot, the cottage enjoys a particularly exciting advantage: significant scope for extension and redevelopment (subject to planning permission), allowing future owners the opportunity to create a substantial family home while maximising the breathtaking countryside views. A concrete base has already been laid for a detached garage, and plans are available for inspection.

Equally suited as a charming permanent residence, a weekend retreat, or a ready-made holiday let/Airbnb opportunity, this exceptional property offers a combination of character, potential and location that is seldom available in this Area of Outstanding Natural Beauty.

Early viewing is highly recommended, as properties of this nature and potential rarely come to the market and are expected to generate considerable interest.







Directions

Please use the what3words app to locate the property using reference [///templates.district.telephone](https://www.what3words.com/). As you come out of Aston on Clun turn left signposted Beambridge and follow the Samuel Wood directional arrows which will lead you to the property.

Services: We understand that the property has electric storage heaters, mains electric, mains water and private drainage via biodisc treatment plant.

Broadband Speed: Basic 16 Mbps and Superfast 39 Mbps

Flood Risk: Very Low.

Tenure: Freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

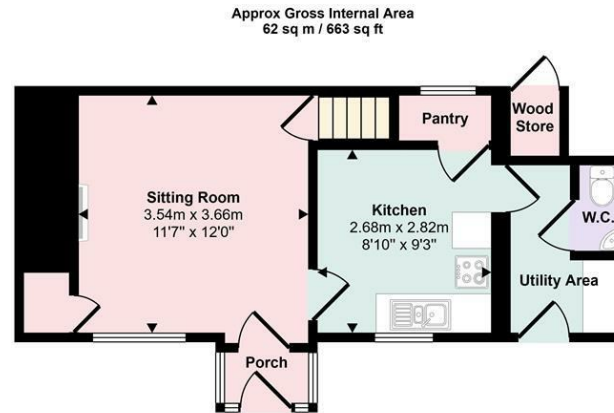
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Viewings: Strictly by appointment only, please contact the Craven Arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.

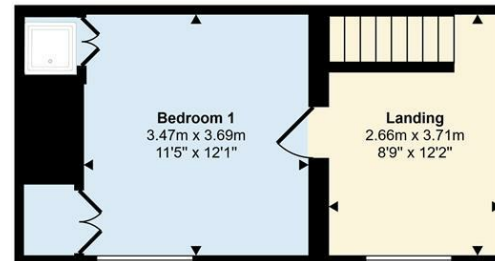




Floor Plans



Ground Floor
Approx 34 sq m / 368 sq ft



First Floor
Approx 27 sq m / 295 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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