

SAMUEL WOOD

Bryn Y Cagley Hall Whitcott Keysett,, Clun, Craven Arms, Shropshire, SY7 8QE

Offers In The Region Of £550,000



Bryn Y Cagley Hall Whitcott Keysett,

Clun, Craven Arms, Shropshire, SY7 8QE

4 2 2

- 4 Double Bedrooms
- Carport & Workshop
- Quiet Location
- Solar Panels & Battery
- Extensive Gardens
- Character Property





A Charming Grade II Listed Four-Bedroom Stone House with Extensive Gardens Occupying an enviable position within the hamlet of Whitcott Keysett, just outside Clun, this exceptional four-bedroom detached stone house is a wonderful example of a characterful period home, beautifully complemented by extensive and thoughtfully arranged gardens. Grade II listed, the property is rich in original features, including exposed timber beams, impressive stone fireplaces, attractive stone elevations and a wealth of period charm throughout with modern features such as solar panels with a battery for surplus energy.

The front door opens into a welcoming kitchen/dining room, featuring exposed ceiling beams, a tiled floor and a useful walk-in pantry cupboard. From here, a door leads to the downstairs shower room, while a staircase rises to the first floor providing access to the main bedroom and bathroom.

The sitting room is a particularly appealing space, centred around a beautiful feature fireplace with a wood burner fitted and enjoying exposed timber beams and wooden flooring. It is a room that perfectly showcases the character and atmosphere of this wonderful home. A secondary hallway provides access to the cellar, perfect for storage with light and power. Off the secondary hallway is a further reception room, which offers excellent flexibility and could be used as either a dining room, additional sitting room or perhaps a more informal family room, depending upon the needs of the new owners.

A further staircase from this part of the house rises to the first floor, where there are two double bedrooms and a separate WC, with another staircase continuing to the fourth bedroom on the top floor.

Outside, the property is equally impressive. The extensive gardens have been thoughtfully divided into a variety of different areas, creating a succession of spaces in which to relax, entertain and enjoy the peaceful surroundings. A dedicated vegetable garden provides excellent space for keen gardeners and includes a charming glass greenhouse. The garden then leads around to a delightful pond and seating area, an idyllic spot to enjoy a morning coffee whilst taking in the tranquillity of the surroundings. Further lawned areas provide plenty of space for outdoor enjoyment, with gates giving access towards the side of the stream. The grounds also benefit from a large shed, carport and useful workshop, providing excellent storage and practical space for those requiring room for hobbies, gardening equipment or workshop use.















Directions

what3words ///croaking.armrests.snooze When viewing the property please park in the parking area at the top of the drive and walk down to the property.

Agents Note -
1. There is an Agreement with the owners of Jackdaws that the vendors can park 2 vehicles in the Parking Area at the top of the driveway.
2. The tarmac drive to Jackdaws continues past the house to Bryn y Cagley. The owners of Bryn y Cagley Hall have a right of way to their property over the access drive.
3. Jackdaws is also currently on the market with us so if you're looking for multi generational living this presents a fantastic opportunity.

Services: We understand that the property has electric heating and woodburning stove in the living room. LPG Gas hob, mains electric but there are also solar panels fitted with a battery & electric car charger. Mains water and private sewage treatment plant.

Approximate Broadband Speed: 8 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

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

Council Tax Band: F

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

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.

Viewings: Strictly by appointment only, please contact the office on 01588 672 278 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764





Floor Plans



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Total floor area: 245.5 sq.m. (2,643 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.