



3 Church Street, Leintwardine, Shropshire

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3 Church Street, Leintwardine, Shropshire SY7 0LD

A delightful three bedroom Grade II listed house, in the heart of the picturesque village of Leintwardine

Knighton town centre 8.0 miles, Ludlow town centre 8.5 miles, Ludlow mainline station 8.7 miles (1 hour 33 minutes to Cardiff Central), M54 (Jct 6) 32 miles

Sitting room | Conservatory | Dining room
Kitchen | Utility | Cloakroom | Wine cellar
3 Bedrooms | Mezzanine floor/study | Family bathroom | Garage | Workshop | Garden
EPC Rating F

The property

3 Church Street is a charming Grade II listed property with plenty of character, thought to date from the 17th century. The property has four bedrooms and displays exposed timber beams, stone fireplaces and other attractive period features throughout. It is a bright and well cared for property.

There are two reception rooms on the ground floor including the formal dining room to the front, which displays the remnants of a grand inglenook fireplace and a comfortable sitting room with the original stone and brick-built fireplace, French doors open into the light filled and airy conservatory at the back, enjoying views across to the 12th century, Grade I listed St. Mary Magdalene Church. Also on the ground floor, the kitchen is fitted with plenty of storage, a Rayburn range cooker and integrated appliances. A good size utility room with a back door to the garden and a cloakroom. Below is the wine cellar for further storage.

The first floor has two bedrooms including the principal bedroom with its extensive built-in storage and family bathroom. On the second floor, a further bedroom and a mezzanine area that could be used as a study, den or extra bedroom. This floor is accessed via separate staircases.

Outside

There is a pretty garden to the rear, including paved and gravel terracing and steps leading to an elevated lawn. There are colourful borders with a variety of shrubs and flowers. Parking is available in the garage to the rear of the house and a private parking space in front of that.

Location

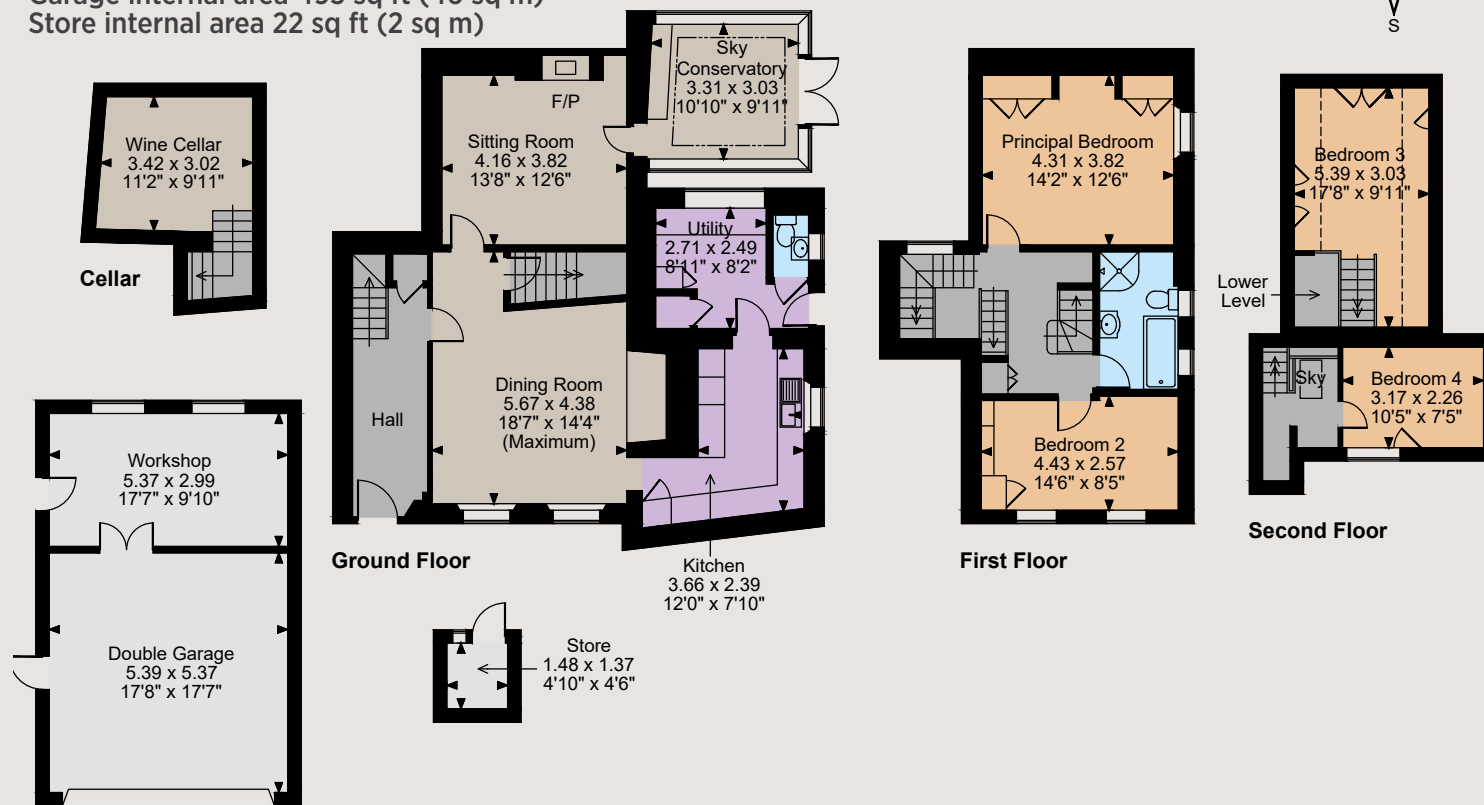
The property is in the heart of the village of Leintwardine, nine miles to the west of the historic market town of Ludlow. The village has several everyday amenities, including a medical centre, a petrol station and local store, a primary school, a tea room and two popular and well regarded pubs, in particular The Lion. Further facilities can be found in Knighton to the west, the small Welsh border town, which has a selection shops and amenities, and Ludlow to the east. Knighton is a charming spot, with plenty of period buildings. It has an array of independent retailers, as well as useful local amenities such as a post office, a community hospital and supermarkets, plus a number of pubs, cafés and restaurants.

Ludlow has wonderful architecture and a rich history, and the town boasts good shopping options, cinema, leisure centre and an active market in its characterful town centre. The town is renowned for its great food and drink, with several excellent restaurants and pubs in the town, while every year the town plays host to the Ludlow Food and Drink Festival.





3 Church Street, Leintwardine, Shropshire
House internal area 1,803sq ft (168 sq m)
Garage internal area 493 sq ft (46 sq m)
Store internal area 22 sq ft (2 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

What3words:///pheasants.drip.propelled

General

Local Authority: Shropshire Council

Services: Mains electricity, water and drainage.
Oil fired central heating.

Council Tax: Band D

Fixtures and Fittings: Only items known as fixture and fittings will be included in the sale. Certain items may be available separately.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Agent's Note: Part of the property is subject to a flying freehold.

Guide Price: £450,000

Shropshire and Mid Wales

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