



Holters

Local Agent, National Exposure

1 Marsh Gate, Clee St. Margaret, Craven Arms, SY7 9DU

Offers in the region of £295,000



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An extended, semi-detached house located on the edge of a rural village and at the foot of The Brown Clee, surrounded by beautiful countryside and offering 2 double bedrooms, 3 reception rooms, 2 bathrooms, sizeable front & rear gardens, parking and distant views.

Key Features

- Semi-Detached House
- 2 Double Bedrooms & 3 Reception Rooms
- Located on the Edge of a Popular Rural Village
- Spacious & Well Maintained Accommodation
- En-Suite Shower to Bedroom One
- Sizeable Front & Rear Gardens
- Off Road Parking
- Surrounded by Countryside
- Distant Views
- Useful Workshop/Store

The Property

Introducing 1 Marsh Gate, which is an extended and well maintained, semi-detached house situated on the edge of the popular rural village of Clee St. Margaret, surrounded by beautiful South Shropshire countryside and at the foot of The Brown Clee, which offers endless walks to explore and wildlife to see.

Originally built-circa 1954, the property has been vastly improved by the present owners over the past 20 years including the addition of a side extension and rear reception room/conservatory. The property offers 2 double bedrooms, 3 reception rooms and 2 bathrooms. Outside there is designated parking, sizeable front and rear gardens, a useful workshop/store and views

across the adjoining countryside.

Inside, the accommodation spans across 2 floors and is made up of a hallway with stairs rising off to the first floor, W.C, living room complete with a feature wood-burning stove, the rear reception room/conservatory, utility area and an open-plan kitchen/diner located in the side extension, which was added around 2011. Upstairs, a landing area gives way to the luxurious bathroom and the 2 double bedrooms. Both bedrooms enjoy distant views over the surrounding countryside, while bedroom one boasts having an en-suite shower room and bedroom two has fitted wardrobes. The property also has the benefit of UPVC double glazed windows.

Outside, the property has designated parking as well as double gates opening to a further parking area for 1 vehicle. The frontage has a lawned garden, front porch, raised beds, wood store, well-defined fenced and hedged boundaries, a gravelled seating area and a paved pathway leading from the entrance gate to the front door and side workshop/store. The west-facing, landscaped rear garden is two-tiered with the lower section being split between a largely lawned section and a working

vegetable plot. The upper section which adjoins the back of the house is mainly paved and decked and poses as an ideal area to relax/entertain within the warmer months of the year while enjoying an evening sunset and views over the surrounding countryside, as well as your own outside, home bar...

The Location

Clee St. Margaret is a village located in South Shropshire renowned for its idyllic rural setting and historic charm. Nestled amidst rolling countryside, the village offers a peaceful retreat with picturesque views and a welcoming community. The village features a historic church, St. Margaret's Church, dating back centuries as well as a modern village hall. The popular Tally Ho Inn, which offers wonderful home cooked meals as well as a wide selection of locally produced ales and ciders is located approximately 2 miles away in nearby Bouldon.

The village's proximity to the Clee Hills provides stunning panoramic vistas and opportunities for outdoor recreation and nature enthusiasts. Other nearby attractions include the Long Mynd and Wenlock Edge, offering scenic beauty and walking trails. Clee St. Margaret is also conveniently situated for exploring



nearby towns like Ludlow, Bridgnorth and Shrewsbury, which all offer a vast array of recreational, educational, retail and transport facilities.

Services

We are informed the property is connected to mains water, drainage and electricity.

Heating

Electric heating and a wood-burning stove.

Council Tax

Shropshire Council - Band B.

Tenure

We are informed the property is of freehold tenure.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 67MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

Ludlow - Approximately 9 Miles
 Craven Arms - Approximately 10 Miles
 Bridgnorth - Approximately 12 Miles
 Much Wenlock - Approximately 12 Miles
 Church Stretton - Approximately 13 Miles
 Cleobury Mortimer - Approximately 14 Miles
 Shrewsbury - Approximately 24 miles

What3Words

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Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the

customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

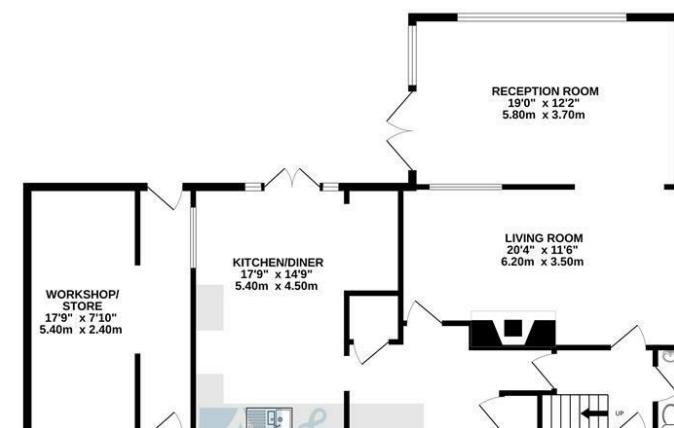
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -

Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements of representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
1049 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1478 sq.ft. (137.3 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan 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 operation or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	45
EU Directive 2002/91/EC			



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