

SAMUEL WOOD

Cubbage Cottage, Weston, Bucknell, SY7 0BB

Offers In The Region Of £749,950



Cubbage Cottage, Weston

Bucknell, SY7 0BB

4 2 3 E

- Detached four-bedroom family home
- Large family breakfast kitchen
- Living room with bi-fold doors to the garden
- Stables and smallholding potential
- Beautiful village location
- Principal bedroom with en-suite
- Utility room and downstairs W.C.
- Just over 5 acres of pasture land
- Covered indoor swimming pool complex
- No onward chain



Located close to the beautiful and sought-after village of Bucknell, Cubbage Cottage presents an exceptional opportunity to acquire a truly unique detached family home, combining generous living accommodation with the lifestyle benefits of a smallholding extending to just over five acres.

Offering an enviable blend of countryside living, flexible family space and exciting potential, this impressive four-bedroom property is perfectly suited to growing families, multi-generational living, home working, or those seeking a more self-sufficient rural lifestyle.

From the moment you arrive, Cubbage Cottage impresses with its spacious and versatile accommodation. At the heart of the home lies a wonderful family breakfast kitchen, creating the perfect gathering place for everyday life and entertaining alike. Complemented by a practical utility room and downstairs cloakroom, the property has been thoughtfully designed to meet the demands of modern family living.

The ground floor offers exceptional flexibility, featuring a generous living room with impressive bi-fold doors opening directly onto the gardens, allowing the outside to seamlessly blend with the interior. A second reception room provides additional living space, ideal as a snug, playroom or formal sitting room.

A particularly valuable feature is the separate study, which benefits from its own independent external entrance. This versatile room could easily serve as a home office for remote working, an annexe space, treatment room, guest accommodation or an additional bedroom, depending on individual requirements.

Upstairs, the property continues to impress with four well-proportioned double bedrooms, providing ample accommodation for larger families or those requiring dedicated work-from-home space. The principal bedroom enjoys the luxury of its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Step outside and the true magic of Cubbage Cottage reveals itself.

The property sits within approximately 5 acres of pasture land, currently utilised for sheep grazing, offering endless opportunities for those dreaming of a more rural lifestyle. Whether you envision keeping animals, creating extensive vegetable gardens, planting an orchard, establishing equestrian facilities or simply enjoying vast outdoor spaces for family recreation, the possibilities are truly exciting.

Adding further distinction to this unique home is the substantial covered indoor swimming pool complex, complete with adjoining gym and pump room. Whilst currently not in use and requiring some maintenance and refurbishment, this remarkable facility offers tremendous potential to create an outstanding leisure space and an incredible asset for the future owners.

Further benefiting from stabling and extensive outdoor space, Cubbage Cottage represents an increasingly rare opportunity to acquire a manageable smallholding whilst remaining within a welcoming village community. For further information or to arrange a viewing, please contact us on 01588 672728.

















Directions

Please use the what3words to locate the property using reference ///parsnips.numeral.braced this will take you to the driveway of the property.

Services: We understand that the property has Oil fired central heating, mains electric, mains water and private drainage. EPC E.

Broadband Speed: Basic 10 Mbps, Superfast 80 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: F

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

Agent Note: We wish to point out that the property bounds onto the Heart of Mid Wales railway line which has approximately 4 trains in each direction per day. The property sits on the opposite boundary to the railway line.

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 First Floor

Total floor area: 223.7 sq.m. (2,408 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.