



Blacksmith's Cottage
9 Corfton, Shropshire, SY7 9LD



An idyllic Grade II listed cottage benefiting from a superb annexe and outbuildings set within 3.35 acres of picturesque gardens and grounds.

Craven Arms 4.5 miles, Ludlow 7 miles, Much Wenlock 12.8 miles, Shrewsbury 24.8 miles

Entrance hall | Kitchen/breakfast room | Dining room | Sitting room | Garden room | Utility room | Cloakroom | Principal bedroom with en-suite | Two further double bedrooms | Family bathroom | Gallery room/office | Blacksmith's Barn: Two/three bedroom holiday cottage | Garage with double carport | Sheds | Stores | Greenhouse | Field shelter | Feed store
Gardens and paddock: about 3.35 acres in total | EPC: Cottage: Exempt - Barn: C

The Property

Blacksmith's Cottage is an idyllic and picturesque country cottage situated within the sought-after Corvedale. The Grade II listed property boasts a wealth of character throughout with an abundance of period features including exposed beams in most rooms.

Upon entering the property you are welcomed to a spacious entrance hall way. The kitchen/breakfast room offers superb proportions and is fully fitted with units and appliances including an integrated fridge/freezer and dishwasher. The beautiful dining room offers a large exposed brick inglenook fireplace. The sitting room has an exposed stone inglenook fireplace housing a wood burning stove. The garden room is a particularly exceptional room. Sympathetically added by the vendors in 2012, it offers a two storey oak framed and glazed gable end overlooking the

gardens. There is a utility room offering ample storage and plumbing for washing facilities. There is a WC cloakroom adjacent.

On the first floor, the principal bedroom offers wonderful proportions with exposed timbers, conservation rooflights and an en-suite shower room. There are two further double bedrooms, one being currently used as a study by the vendors. There is a family bathroom to service the first floor. The beautiful gallery room overlooks the garden room and offers space for multiple uses including office space. The property has been sympathetically restored by professional heritage builders throughout.

Situation

The property sits within the sought-after Corvedale surrounded by beautiful rolling countryside. There is a delightful pub at the top of the lane, The Corvedale (once The Sun Inn). The property is just 7 miles north of the vibrant market town of Ludlow which offers all of the day-to-day amenities required including supermarkets, shops, pubs, restaurants and much more. Just further afield, Hereford and Shrewsbury provide a wider shopping experience.

Schooling in the area is good with a primary school in the next village, and both primary and secondary schooling in the nearby towns of Craven Arms and Ludlow. For the private sector, Moor Park and Bedstone College are notable schools.





Outside

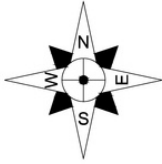
The gardens and grounds are well-maintained and extend to around 3.35 acres in total. They comprise attractive gardens that are mainly laid to lawn with some well stocked herbaceous borders throughout. There is an oak timber-framed gazebo providing a wonderful seating area, ideal for seasonal al-fresco dining and entertaining. The gardens contain a kitchen garden, an orchard, some fine specimen trees, and a bespoke, wood-framed greenhouse. There is a separate fenced paddock with access both to the garden and lane. There is an extensive gravelled driveway providing ample parking for numerous vehicles that swings around to the rear garage and carports.

Outbuildings & Blacksmith's Barn

The property offers an excellent range of outbuildings. Blacksmith's Barn is a recently upgraded detached holiday let that comprises an open plan fitted kitchen/sitting room, utility room with WC, two/three bedrooms (one with en-suite shower room) and a family bathroom. The Barn offers a wide range of uses including holiday letting, multi-generational living and much more. There is an oak framed garage and double carport that offer parking and storage. To the front of the property, there is a further small garage and stores which also provide storage. In the paddock, there is a Redmire field shelter with feed store.



Blacksmith's Cottage, Corfton, Ludlow, SY7 9LD



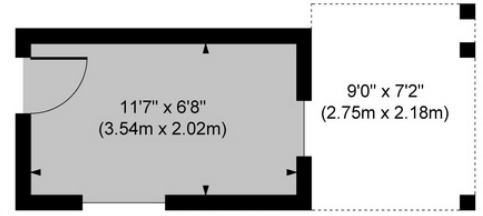
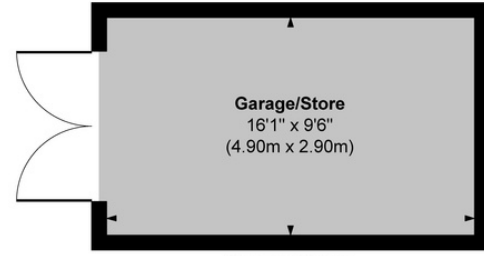
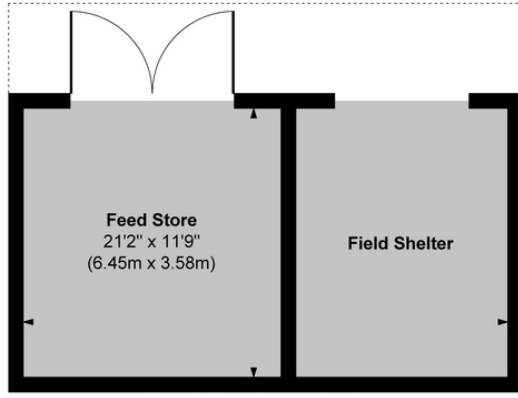
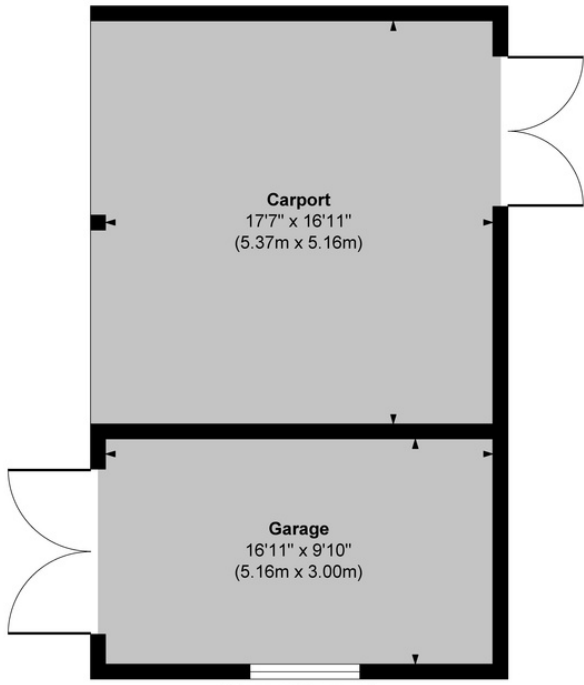
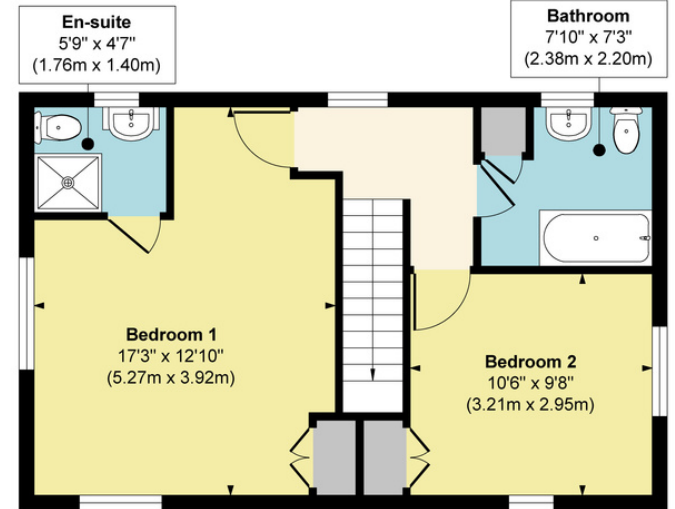
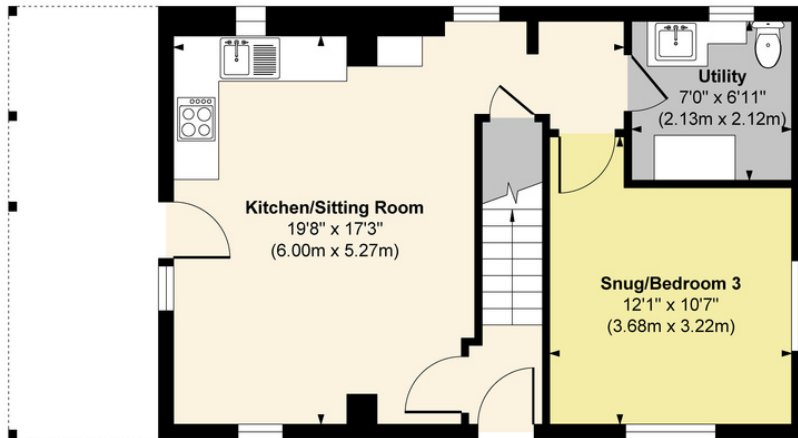
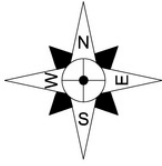
Approx. Gross Internal Floor Area
Main House = 1692 sq. ft / 157.19 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

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

©William Benton-Fife Photographer. Unauthorised reproduction prohibited.

Blacksmith's Cottage, Corfton, Ludlow, SY7 9LD



Blacksmith's Barn = 925 sq. ft / 86.01 sq. m
Garage/Carport = 475 sq. ft / 44.22 sq. m
Feed Store/Field Shelter = 248 sq. ft / 23.09 sq. m
Garage/Store = 152 sq. ft / 14.21 sq. m
Outbuilding = 77 sq. ft / 7.15 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ©William Benton-Fife Photographer. Unauthorised reproduction prohibited.



Directions: From the B4368 at Corfton, turn signposted for 'Lower Corfton'. Continue for about 0.1 of a mile and turn left at the sign post for the private road. Continue and find the property on the right hand side indicated by its name plaque.

Local Authority: Shropshire Council.

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

Council Tax: Cottage: Band E and Barn: Band B

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.

Viewings: Strictly by appointment via Mark Wiggin Estate Agents.



50 Bull Ring, Ludlow, SY8 1AB
01584 817977
ludlow@markwiggin.co.uk
www.markwiggin.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated April 2023. Photographs dated April 2023. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX