



Firway

12 Collybrook Park, Knowbury, Shropshire, SY8 3LW



An immaculate detached bungalow that has been finished to an exceptional standard, situated on the edge of a superb village.

The Bennetts End Inn 0.2 of a mile, Clee Hill 1.8 miles, Ludlow 4.3 miles, Tenbury Wells 5 miles, Hereford 25 miles

Entrance hall | Open plan kitchen/dining/sitting room | Utility room | Three bedrooms | Family bathroom | Home office | Garage | Garden | Patio | EPC: D

The Property

Firway is an exceptional bungalow that has been immaculately renovated to the highest of standards to create wonderful open plan and light-filled accommodation throughout. Upon entering the property, you are welcomed to a spacious entrance hall with a modern arch leading you in to the Cathedral style open plan kitchen/living space. This room is particularly beautiful, with a vaulted ceiling and floor to ceiling bi-fold glass doors making the room wonderfully light and airy. The kitchen sits to the left and is fully fitted with bespoke integrated units and appliances including side by side NEF tilt and slide combination steam/conventional oven and microwave/conventional ovens plus a warming drawer, fridge/freezer, dishwasher, induction hob and a wine cooler. There is ample storage including a large larder cupboard and a superb central island. There is tremendous space for seating and dining enjoying views of the gardens and giving access to the patio, ideal for seasonal al-fresco

dining and entertaining. The room benefits from luxury Amtico wood-effect flooring. Adjacent, is the utility room which offers further units and plumbing for washing facilities. An external door accesses the drive ideal for walks. There are three superb bedrooms, enjoying views of the front and side garden. There is a family bathroom that has been tastefully completed with modern appliances including a freestanding bath and a walk in rainfall shower.

Outside

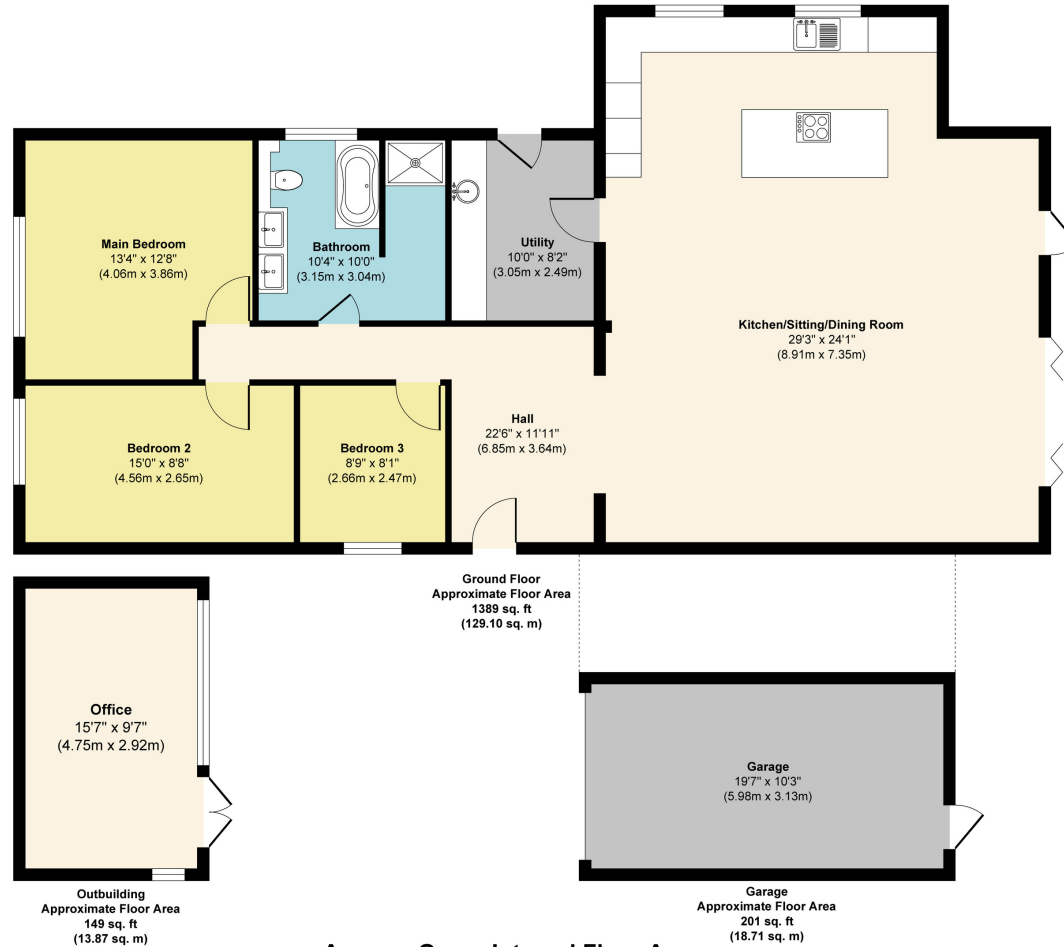
The gardens are mainly laid to lawn with a wonderful patio area and space for seating, dining and a hot tub. In the garden, there is a superb bespoke home office, ideal for working from home, with broadband, power and electricity. To the front of the property, the gated driveway allows ample parking and leads to the garage. The garage boasts superb proportions with an electric shutter style door and good roof storage.

Situation

Firway is situated on the edge of the village of Knowbury in the Shropshire Hills Area of Outstanding Natural Beauty. Knowbury sits just 4 miles East of Ludlow and offers a superb pub within walking distance, a village hall and a church. Surrounded by glorious Shropshire countryside, there is perfect opportunity for country walks and activities. There is also a bus service to Ludlow. The nearby village of Clee Hill offers a village shop for day-to-day amenities. Just further afield the market towns of Tenbury Wells and Ludlow offer further facilities including supermarkets, cafes and much more. For a wider shopping experience Hereford and Worcester can be reached easily. Schooling in the area is good with primary school at Clee Hill and secondary schools in the nearby towns. Connections are good with a train station in Ludlow. The A49 is easily reachable and the M5 can be picked up at around a 45 minute drive away.



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Approx. Gross Internal Floor Area
Main House = 1389 sq. ft / 129.10 sq. m
Garage = 201 sq. ft / 18.71 sq. m
Outbuilding = 149 sq. ft / 13.87 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.
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Directions: From Knowbury, turn down Hope Bagot Lane. Proceed for about 0.4 of a mile and turn right for Collybrook Park and find Firway as the third driveway on your right hand side.

What3words: ///violin.hiked.darker

Local Authority: Shropshire Council.

Services: Mains water, electricity and drainage. Oil fired central heating and under floor heating in the open plan living area.

Council Tax: Band C

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.



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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 February 2023. Photographs dated February 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