



Oakfield  
Hopton Heath, Craven Arms, Shropshire



## A comfortable family home with flexible accommodation, indoor swimming pool & extensive grounds of 1.76 acres

A beautifully presented detached family home with four bedrooms and an indoor swimming pool. Featuring extensive gardens and grounds, including a large paddock, the property sits within a peaceful village location 10 miles west of Ludlow, on the edge of the Shropshire Hills National Landscape and surrounded by beautiful rolling countryside



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**GARAGE AND OUTBUILDING**



**ABOUT 1.76 ACRES**



**FREEHOLD**



**VILLAGE**



**3,030 SQ FT**



**GUIDE PRICE £675,000**



### The property

Oakfield is an impressive detached family home with a unique, flexible layout and the potential to arrange the living space as a main house and a secondary apartment or annexe. Located in a peaceful village position between Craven Arms, Knighton and Ludlow, the property offers a total of four bedrooms and more than 3,000 square feet of attractive living space across two floors. Oakfield is entered at the upper level, with the secondary accommodation located on the lower ground floor, opening onto the lower gardens at the rear. The upper level has a well-proportioned sitting room with a fireplace and a triple aspect, welcoming plenty of sunlight, including sliding glass doors opening onto the elevated terrace overlooking the rear garden. Further is a large, social kitchen and breakfast room measuring 23ft and featuring a bay window, a side entrance and a well-equipped kitchen with modern fitted units, a central island and integrated appliances. There is also space for a family dining table. The upper level features three well-presented double bedrooms, two of which include built-in wardrobes, along with two

family shower rooms. The lower ground floor offers further useful living space for the main house, or could be used as an annexe or rental property. The accommodation includes a kitchen or utility room with storage in fitted units to base and wall level, as well as space for all the necessary appliances. There is also a study or family room and generous double bedroom with built-in storage and an en suite shower room.

### Outside

The house is set on a generous plot with extensive lawns and meadows, and a wealth of mature trees. Gates open onto the driveway, providing ample parking and leading to the rear, where there is a single garage or workshop space. There is a large barn which has approved planning for the demolition of the existing building and the erection of a detached annexe 24/01018/FUL. The garden includes an elevated terrace across the back of the upper level, which also leads to the pool house with its indoor swimming pool. The garden is mostly southwest facing and welcomes plenty of sunlight throughout the day, while beyond, a large grassy meadow.





## Location

The property is in a peaceful rural setting, ten miles to the west of the historic market town of Ludlow. The villages of Bucknell and Leintwardine, both three miles away, have various everyday amenities, including medical centres, petrol stations, pubs and local stores, as well as primary schools and a rail station in Bucknell. The nearest secondary school is in Bishop's Castle, while the independent Bedstone College is just two miles away. Further facilities can be found in Craven Arms, Knighton, 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, several pubs, cafés and restaurants. Ludlow has wonderful architecture and a rich history, and the town boasts good shopping options in its characterful 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.



## Distances

- Leintwardine 3.0 miles
- Bucknell 3.1 miles
- Craven Arms 5.6 miles
- Knighton 8.5 miles
- Ludlow 10.5 miles

## Nearby Stations

- Craven Arms
- Broome
- Ludlow

## Key Locations

- Stokesay Castle
- Land of Lost Content Museum
- Ludlow Castle
- Acton Scott Historic Working Farm
- Shropshire Hills Discovery Centre
- Clun Castle
- Offa's Dyke Path
- Mortimer Forest

- Ludlow Food Centre & Berrington Hall
- Shrewsbury Castle and Museum

## Nearby Schools

- Lucton School
- Hereford Cathedral School
- Concord College
- Moor Park School





## Floorplans

House internal area 3,030 sq ft (282 sq m)  
For identification purposes only.

## Directions

Post Code SY7 0QD  
what3words: ///insolvent.connects.rucksack

## General

**Local Authority:** Shropshire Council  
**Services:** Mains electric & water. Private drainage that we believe complies with regulations. Oil heating.  
**Council Tax:** Band F  
**EPC Rating:** D  
**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.  
**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb>  
**Planning:** Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

## Shropshire & Mid Wales

Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR

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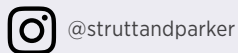
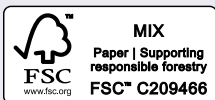


The position & size of doors, windows, appliances and other features are approximate only.

▭▭▭▭ Denotes restricted head height

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