

SAMUEL WOOD

Easton Cottage Little Hereford, Ludlow, Shropshire, SY8 4LW

Offers Based On £400,000



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- Spacious detached cottage
- Character features
- Mature gardens backing onto farmland
- Plot of 0.39 of an acre
- Oil fired heating and double glazing
- Large garage block and off-road parking

This three bedroom detached cottage sitting on a plot extending to 0.39 of an acre of mature gardens, large garage block whilst adjoining open farmland. The property is a short drive to the popular town of Tenbury Wells with accommodation benefiting from double glazing and oil fired heating to include: two good sized reception rooms, large conservatory, kitchen / breakfast room, pantry, cloakroom, rear hallway with study area, first floor landing, three good sized bedrooms and bathroom. Viewing is highly recommended and the property is for sale with no onward chain.







Location:

The property sets adjacent to the A456 and is a short drive into Tenbury Wells, which offers a good range of independent shops, supermarket along with educational and recreational facilities whilst historic Ludlow sits to the north-west and again is a short drive and is renowned for its architecture culture and festivals

Accommodation:

The property is approached into a large kitchen / breakfast room which has a Rayburn, a range of matching base units, a range cooker, windows to 3 elevations and stable door . Useful walk-in pantry with quarry tiled floor, inner lobby and access to cloakroom with WC and wash and basin in white

The dining room which is open plan to the sitting room has a pretty fireplace with period cupboards to either side of the chimney breast. The sitting room has an open grate and a marble fire surround, double doors with matching side windows into large conservatory which takes in a lovely view across the garden and open farmland.

There's a large rear hallway with quarry tiled floor, with study area and staircase rising to a light and airy first floor landing with a beautiful portal window which overlooks the garden and farmland. This landing serves three bedrooms, two of which are good sized doubles again with views over the gardens and a further large single bedroom / study and a house bathroom with a suite in white.







Outside:

The property is accessed through double opening gates onto a concrete driveway which provides parking for up to 5 vehicles and off here there is a detached garage block incorporating a workshop area.
Mature garden and grounds extend to 0.39 of an acre and directly off the main reception room is a large paved seating area with a wisteria on the front of the house and lawned gardens sitting to front side and rear. These gardens are well established with a number of mature trees and shrubs, ornamental pond, raised vegetable beds, greenhouses and a couple of further shed/outbuildings. An important feature of this property is the open aspect from the garden onto a field which at the time of preparing literature was full of sunflowers.

Agents Note:

We wish to point out that the property sits adjacent to the A456

Services:

We understand that the property has mains electric and mains water. Private drainage and oil fired heating by an externally housed boiler.
Gas bottles for cooker in kitchen
Windows are UPVC double glazed in the main

Broadband Speed: 5 - 900 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is freehold

Local Authority: Herefordshire Council

Council Tax Band: D

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

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

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.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764





Directions

As you proceed towards Tenbury from the Ludlow direction go through the village of Little Hereford past the village Hall on your right hand side and follow on the main road for approximately half a mile where the property will be found on the right hand side







Floor Plans



Total floor area: 166.4 sq.m. (1,791 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

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