



1 BUTLEY MOOR

Knowbury, Ludlow, Shropshire, SY8 3JR





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Guide Price: £295,000



A SUPERB OPPORTUNITY TO ACQUIRE A THREE BEDROOM CHARACTER PROPERTY

- Three-bedroom detached property of period stone construction
- Excellent potential for extending
- Requires modernisation and updating
- UPVC double glazing
- Large garden
- Two single garages
- Situated within an Area of Outstanding Natural Beauty

FOR SALE BY PRIVATE TREATY

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

LOCATION

The property is located on the outskirts of the village of Knowbury, with Cleehill village and its amenities nearby, all within commuting distance of Ludlow. The property falls within the Shropshire Hills Area of Outstanding Natural Beauty (AONB).

THE PROPERTY

This property offers an excellent opportunity to acquire a renovation project set within a large south facing garden. No. 1 Butley Moor is a three-bedroom detached property predominantly of stone under tile construction. Whilst the property requires an element of modernisation and updating throughout, it provides an excellent opportunity for a purchaser to renovate the property to a family home. The property benefits from many character features and views over the Shropshire countryside.

ACCOMMODATION

To the ground floor is an entrance porch leading into the kitchen, with a further hallway leading to the family bathroom. There is a living room with period stone fireplace and beamed ceiling. On the ground floor is a double bedroom which could be utilised as a dining room. From the living room, the staircase rises to the first floor where there is the master bedroom with characterful beamed ceilings and a further small single bedroom housing the airing cupboard.

Externally, the property is surrounded on three sides by a large garden, predominantly laid to lawn with mature shrubs and bordered by mature hedgerows. There are also two single garages. There is an opportunity to create private driveway parking subject to the necessary consents being obtained.

SERVICES

The property is connected to mains water and mains electricity. The septic tank is shared with a neighbouring property. Central heating is provided by an oil-fired wood burner with a back boiler. There is a separate immersion heater for additional hot water.

TENURE AND POSSESSION

We are advised that the property is freehold and vacant possession will be granted upon completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.





VIEWING

Strictly by prior appointment with the selling agents.

ACCESS

Access to the property is over a third-party owned track.

DIRECTIONS

From Ludlow, take the A4117 towards Cleehill and travel approximately 3.5 miles until you reach Farden Lane on your right. Follow this lane to the T-junction with Caynham Road, then turn left and take the first right. The property is located at the end of this lane on the right.

LOCAL AUTHORITY

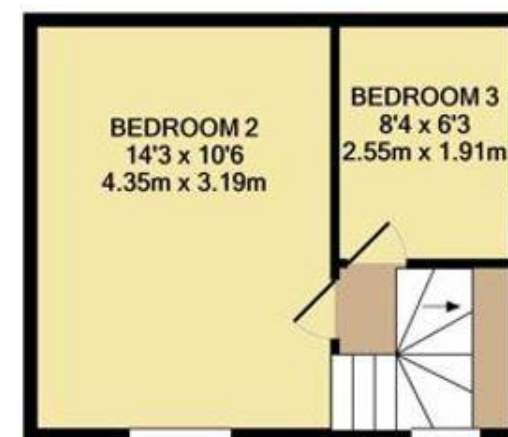
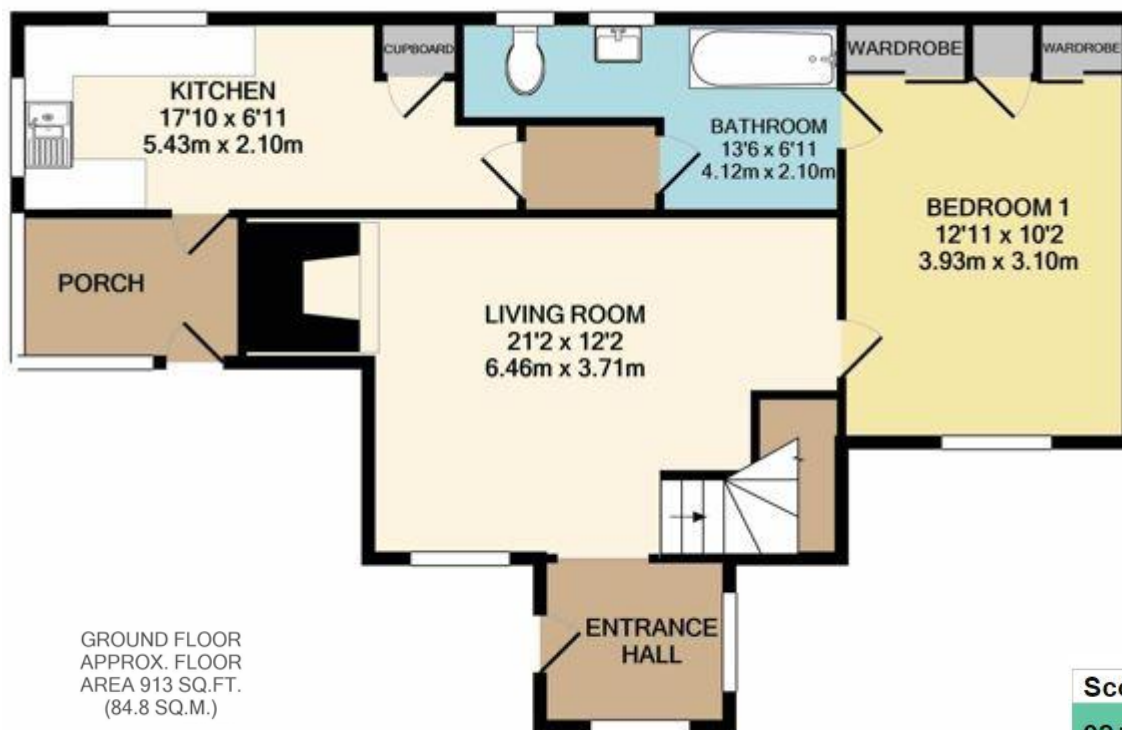
Shropshire Council

COUNCIL TAX

Council Tax Band D

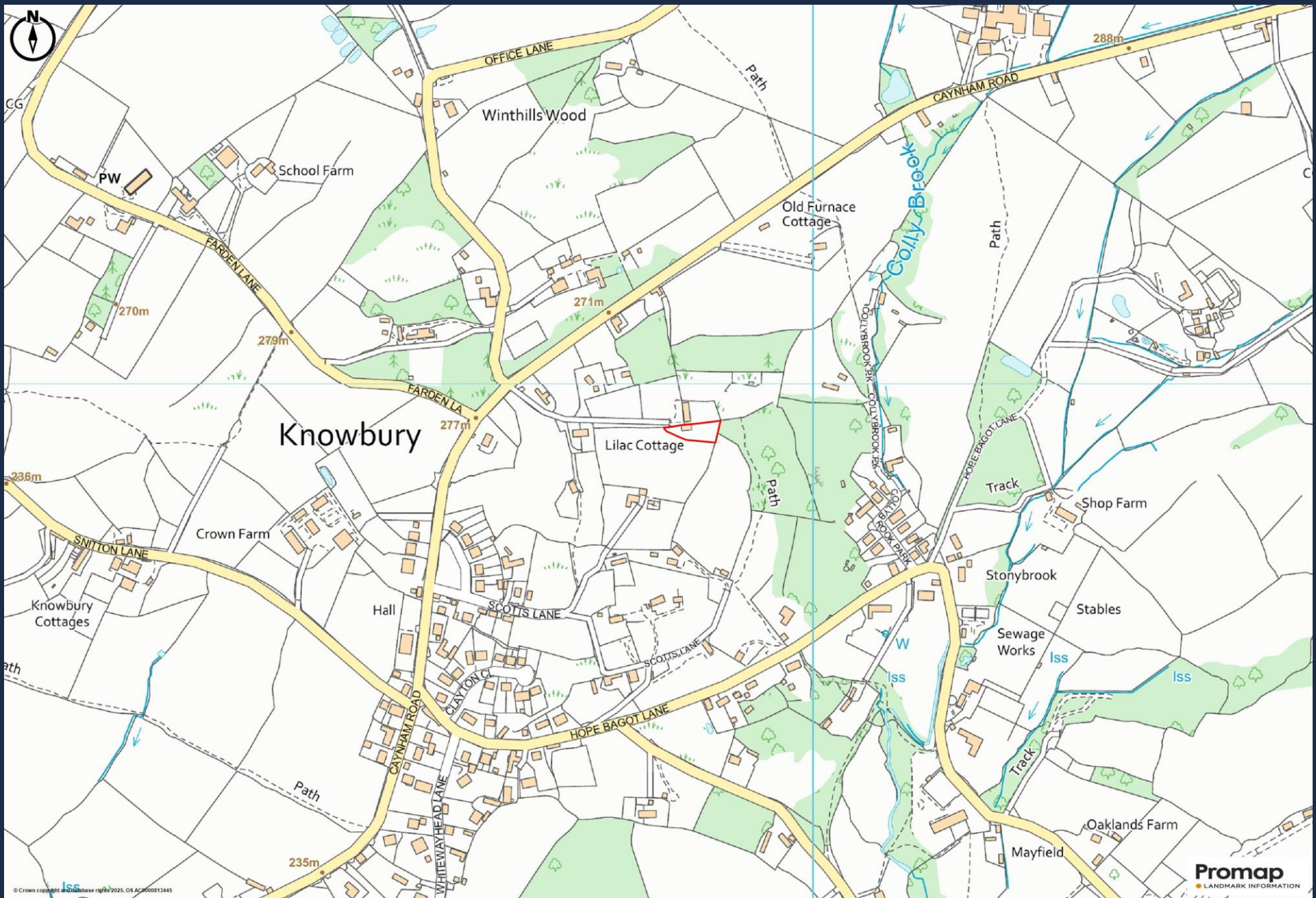






1ST FLOOR
APPROX. FLOOR
AREA 239 SQ.FT.
(22.2 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	11 G	



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