



Tudor Cottage, Lydbury North, SY9 8AU

01588 639755

FOR SALE

FOR SALE BY PRIVATE TREATY

Guide Price: £317,500 region



1 reception room



3 bedrooms



1 bath/shower room

Bishops Castle 4 miles, Craven Arms 8 miles,
Ludlow 16 miles, Shrewsbury 23 miles
(All distances are approximate)

- **A quintessential country cottage**
- **In an idyllic village setting**
- **Characterful semi-detached house**
- **3 bedrooms, bathroom and WC**
- **Living room, kitchen/diner, utility**
- **Fabulous mature gardens and parking**
- **Historic Grade II listed building**



GENERAL REMARKS

Tudor Cottage is the very essence of a picture postcard English country cottage. A Grade II listed building which oozes charm throughout, from its wealth of ceiling beams and herringbone wall timbers, its carved and arched internal door frames, to its delightful inglenook fireplace and the three Tudor painted wall panels.

It provides comfortable accommodation with surprisingly generous ceiling height for a cottage that is believed to date back to at least the sixteenth century. It has 3 bedrooms and bathroom to the first floor with a spacious living room and open plan kitchen/dining room, utility, separate WC, porch and hall to the ground floor. The outside space is an absolute delight, being quite spacious and remarkably private for a village centre property and comprising several lawn sections with wildflower areas, mature shrubs, bushes and trees together with a sunken patio garden which catches the afternoon sun.

LOCATION

Tudor Cottage stands in the heart of the beautiful small village of Lydbury North which has a vibrant community boasting a fantastic village hall, primary school, community shop, church and the essential village inn. The surrounding country areas are beautiful and provide access to miles of stunning walks, including Bury Ditches Hill Fort. The local towns of Bishops Castle and Craven Arms, are close by whilst the larger centres of Ludlow and Shrewsbury, provide a wider range of facilities and amenities.



THE HOUSE

One cannot fail to be impressed by the character of Tudor Cottage, as soon as one pulls into the ample parking drive at the front. A paved path leads through the front lawn to the enclosed storm porch which opens into the lobby (above which is a small section of flying freehold) and then into the hall with doorways to the spacious living room which still has three sections of Tudor wall paintings in protected panels, a wealth of substantial ceiling beams and wall timbers and a large stone inglenook fireplace inset with a wood burner.

The dining room is open plan to the kitchen and again, has those exposed ceiling joists and wall timbers on show leading to a modest range of fitted kitchen units with sink, hob and oven with a door leading through to the utility and separate WC.

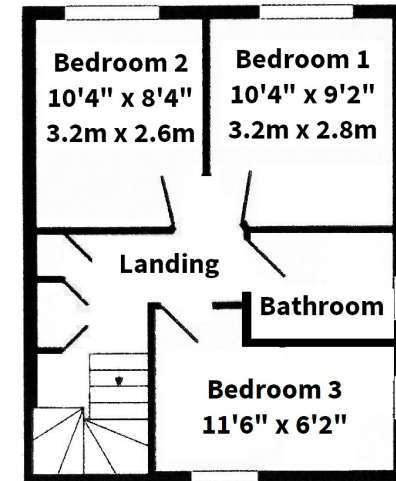
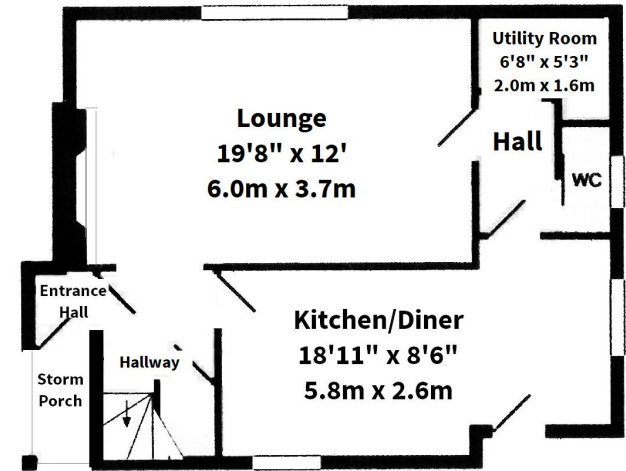
The impressive polished oak staircase rises to the landing area with herringbone wall timbers and unusual carved oak door frames to the two principal bedrooms which both overlook the beautiful rear gardens with views beyond the village. The third smaller bedroom lies to the front with the same herringbone wall timbers and a simple white bathroom suite completes the internal accommodation.



OUTSIDE

The gardens are a pure joy and are very extensive to both front and back. At the front is the gravelled parking area with to the one side, a rewilded lawn with shrubs and trees. A path leads around the side to the sunny afternoon sunken patio with planted terraces and steps rising away to the large rear lawns which are divided into three sections with a wildflower area, fruit trees, summer house, pergola, greenhouse and plants with a variety of shrubs and bushes. It is remarkable, the privacy that these gardens afford within a village centre setting.





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Halls¹⁸⁴⁵ 01588 638755
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SERVICES

Mains water, electricity and drainage.

NOTE: None of the services or installations have been tested by the Agents.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

COUNCIL TAX

Band B—Shropshire Council

DIRECTIONS

From Bishops Castle, proceed on the A4385 to Lydbury North for 3.3 miles. Turn left immediately past the primary school and Tudor Cottage is 200 metres on the left before the entrance to the village hall.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

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