



Willow Cottage, Caynham, Ludlow

G HERBERT  
BANKS

EST. 1898

Willow Cottage,  
Caynham,  
Ludlow,  
Shropshire,  
SY8 3BL

A very pretty listed semi detached period cottage.

Sensitivity extended and wonderfully presented throughout.

- Entrance hall, sitting room with Clear View wood burning stove, large L shaped living/dining/kitchen and shower room
- Two double bedrooms, superb family bathroom
- Detached garage with utility area and gravel driveway with beautifully landscaped gardens
- Gorgeous rear views towards the Cleve Hills
- Solar panels and double glazing

### Situation

Willow Cottage is situated in the centre of the highly favoured south Shropshire village of Caynham. The property is very well placed for the local centres of Ludlow 3 miles and Tenbury Well 4 miles.

Ludlow is an incredibly attractive town with an array of period buildings and many outstanding amenities. It has a rail station with direct connections to Hereford and Cardiff to the south and Shrewsbury and Manchester to the north.

This is a very attractive unspoilt area which provides many rewarding walking opportunities.

### Description

This incredibly attractive stone and tile semi detached grade II listed cottage was sensitivity extended by the

present Vendors' over the period of the last few years. There is electric panel heating with some of the heaters in decorative timber cabinets.

One of the present owners has a history in professional garden design and this is reflected in the very attractive gardens.

Much thought and consideration has been given to the inside of the cottage as well including in several places feature curved walls and exposed stonework.

Willow Cottage is approached by a fine period entrance door and small entrance hall with staircase to first floor. Leading off the entrance hall is the charming sitting room with feature brick fire with clear view wood burning stove with lovely cabinets and shelving to either side.

The impressive L shaped dining kitchen has an oak floor and integral log store. It opens out into a very well appointed kitchen with a range of floor mounted cabinets, timber and granite work surfaces, a stainless steel sink unit with hot water tap, Karlson induction hob with integral extractor and Bosch electric oven. Other features include an AEG dishwasher, attractive curved walls, exposed stonework and twin double glazed doors to the rear terrace and garden. Sitting room area with fireplace (presently none functional).

There is a useful well appointed ground floor shower room, including a shower cubicle with Mira shower unit, heated towel rail and tiled floor.

On the first floor is a small central landing approached by a staircase with exposed stonework and timber handrail. There is access to the roof space.

Two double bedrooms, one with mirror fronted wardrobe cupboards.

There is a very smart family bathroom with white suite including a roll top bath with shower attachment, heated towel rail and Karndean flooring.

### Outside

Willow Cottage is approached by a gravel driveway providing a good area of vehicle hardstanding. This leads to the detached garage with twin timber doors to front, timber side door, with power and lighting with a rear utility area with sink unit and plumbing for a washing machine. The garage roof has solar panels. There is also a rear log store.

Fronting the house and adjoining the driveway is a pleasant lawn with mixed hedging and L shaped flagstone path to the rear. There is also a separate timber gated side access.

Charming rear garden with flagstone terrace with lovely stone walls with flagstone capping and steps up to a meandering gravel path and shaped lawned areas. There are very well stocked shrubbery and plant beds. Useful brick and tile outbuilding. Splendid rear kitchen area with 7 raised timber beds and glorious rear views over adjoining farm land stretching towards Cleve Hill.

### GENERAL INFORMATION

#### Services

Mains electricity, drainage and water. Electric panel/storage heating.

#### Local Authority

South Shropshire District Council

#### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

#### Viewing

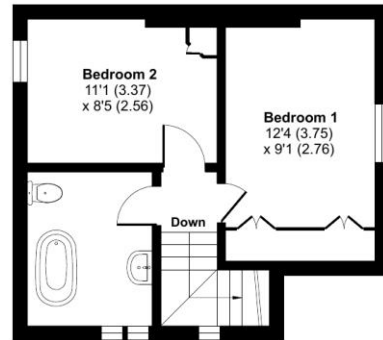
Via the Sole Agent's Great Witley Office  
Tel: 01299 896968

#### Directions

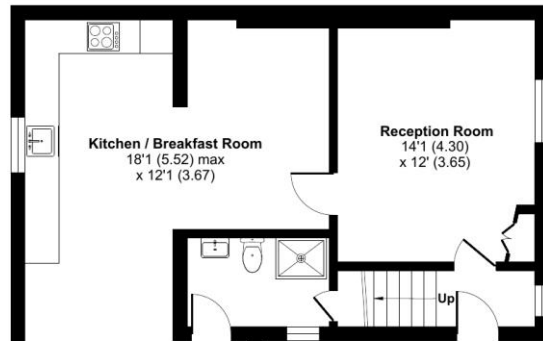
What3words /// rich.glossed.forest

## Willow Cottage, Caynham, Ludlow, SY8

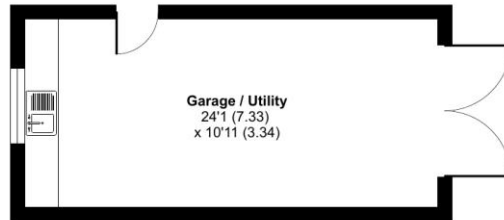
Approximate Area = 968 sq ft / 89.9 sq m  
Garage = 264 sq ft / 24.5 sq m  
Total = 1232 sq ft / 114.4 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for G Herbert Banks LLP. REF: 1284233

## Energy rating and score

This property's energy rating is F. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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