



Willow Cottage, Caynham, Ludlow

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EST. 1898

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

A charming two bedroomed Grade II listed stone Cottage with stunning gardens and annex potential.

- 2 Double Bedrooms
- Stylish ground floor shower room with quality fittings.
- Spacious open-plan kitchen/living space with scope for a second log burner.
- Cosy sitting room with feature log-burning stove.
- Heavily insulated with modern electric heating system supported by roof-mounted solar panels to garage.
- Large landscaped gardens with beautiful seating area's, stone walls, raised beds, countryside views and direct access onto fields.
- Detached garage and workshop with potential for conversion to an annex or home office (STP)
- Private driveway parking for multiple vehicles
- Set within a tranquil village location just 3 miles from Ludlow.

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

Tucked away in the picturesque village of Caynham, just a short drive from the vibrant market town of Ludlow, Willow Cottage is a thoughtfully extended Grade II listed stone cottage blending original character with modern comfort.

Beautifully presented throughout, the property features natural stonework, curved walls, and a bright, contemporary layout with generous open-plan kitchen and living area along with traditional cosy cottage sitting room. Overall a perfect space for entertaining or relaxed rural living.

The extension has been cleverly designed to maximise space whilst also maintaining the traditional features of this lovely stone cottage. The extension also offers traditional stone built chimney which makes the perfect spot for the installation of a second feature log burner. The existing heating system is efficient and modern, and the solar panels provide useful energy support, keeping running costs low.

The impressive L shaped dining kitchen has 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 and twin double glazed doors to the rear terrace and garden.

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

Outside, the established gardens are a standout feature – expertly landscaped with a range of mature planting, subby seated areas, stone walls and spectacular views towards the Clee Hills.

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.

With its charming character, flexible living spaces, and scope for further development, Willow Cottage offers a rare opportunity to enjoy peaceful village life within easy reach of one of Shropshire's most desirable towns.

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

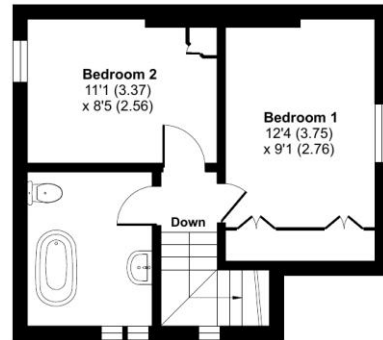
Via the Sole Agent's Great Witley Office: 01299 896968

Directions

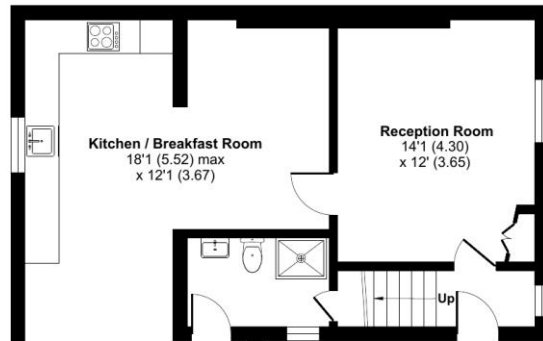
What3words /// rich.glossed.forest

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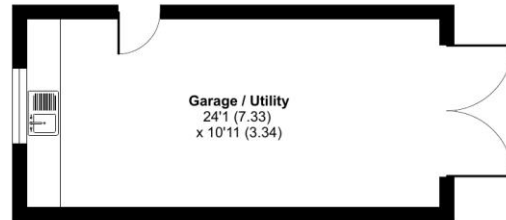
Approximate Area = 968 sq ft / 89.9 sq m
Garage = 264 sq ft / 24.5 sq m
Total = 1232 sq ft / 114.4 sq m
For identification only - Not to scale



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

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

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