



SAMUEL WOOD

The Leys Donkey Lane, Ashford Carbonel, Ludlow, Shropshire, SY8 4DA

Asking Price £565,000



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- 3 Bedroom Detached country Cottage
- Away from the madding crowd with no close neighbours
- Edge of desirable South Shropshire village
- Grounds extending to 1.25 acres
- Accommodation in need of upgrading and improvements
- Viewing highly recommended

Away from the madding crowd with no close neighbours, yet a very short walk into one of South Shropshire's popular village's lies this delightful, detached cottage that sits in cottage gardens and paddock of 1.25 acres. There is also a brick built outbuilding whilst accommodation in need of improvements benefits from oil fired heating to include: Reception Porch, Living Room, Dining Room, Kitchen, Back Kitchen, Breakfast Room, First Floor Landing with 3 Bedrooms and Bathroom. No onward chain. EPC G.



The Leys sits in a lovely rural setting down a long driveway and well away from neighbours and surrounded by open farmland. The village is well regarded and has a thriving community with a village hall that has a community run pub nights twice a week. There is a church and nearby junior school, whilst historic Ludlow is a short drive away and as a comprehensive range of facilities and a mainline railway station. Viewing of this lovely property is highly recommended and accommodation is fully described as follows.

Front door opens into

Enclosed Porch

With windows overlooking the garden, heavy door then opens into

Dining Room 17'9" x 10'11" (5.42m x 3.34m)

With timbered ceiling, window to frontage, feature fireplace with open grate, staircase rising to first floor.

Living Room 12'1" x 11'1" (3.70m x 3.40m)

With window to frontage, timbered ceiling and fireplace with flagstone hearth

Kitchen 12'1" x 6'5" (3.70m x 1.96m)

With 2 windows to rear elevation, tiled floor, timbered ceiling, range of base cupboards, sink unit, electric cooker with hob.



Back Kitchen 16'8" x 6'11" (5.10m x 2.12m)

With window to rear and timbered ceiling.

Breakfast Room 11'7" x 8'9" (3.55m x 2.68m)

With quarry tiled floor, door to frontage, roof window, room for table and chairs and the Worcester Danesmoor oil fired boiler which heats domestic hot water and radiators sits in here.

First Floor Landing

With window to frontage, window to rear and small roof window

Bedroom 1 12'3" x 11'1" (3.74m x 3.40m)

With window to frontage enjoying a lovely aspect over Shropshire countryside and gardens. Double doors into wardrobe cupboard.

Bedroom 2 10'11" x 10'3" (3.35m x 3.13m)

With window to frontage.

Bedroom 3 13'7" x 7'3" (4.16m x 2.23m)

With window to rear overlooking farmland and further small window.

Bathroom 9'2" x 6'11" (2.80m x 2.12m)

With window to rear and small roof window. Suite in white of wash hand basin, wc and panelled bath, double doors into airing cupboard housing the factory insulated hot water cylinder and shelving.

Outside

The property is approached through a five bar gate onto a tarmac driveway with hedging to either side. This driveway then opens into a tarmac parking area sitting at the front of the house providing parking for numerous vehicles. There is a detached brick outbuilding that includes stable with bricked floor, double doors into a workshop, single storey pigs cot with granary above. Garden and grounds with the property extend to 1.25 acres and include beautifully maintained and mature cottage gardens having sweeping lawns, mature borders and shrubs and a selection of mature trees and around every boundary is open farmland. The property also has a paddock which was a former orchard although only 1 damson tree remains and again countryside views are enjoyed.

Council Tax Band

E

Services

Mains water, mains electricity, private drainage, oil central heating and telephone to BT telecom regulations.

Agents Note

Both the Kitchen and back Kitchen have low ceilings of approximately 1.8m height.





Local Authority:
Shropshire Council

Tenure:
Freehold

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquires please phone Andrew Cadwallader on 07974 015764

Referrals

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.



Directions

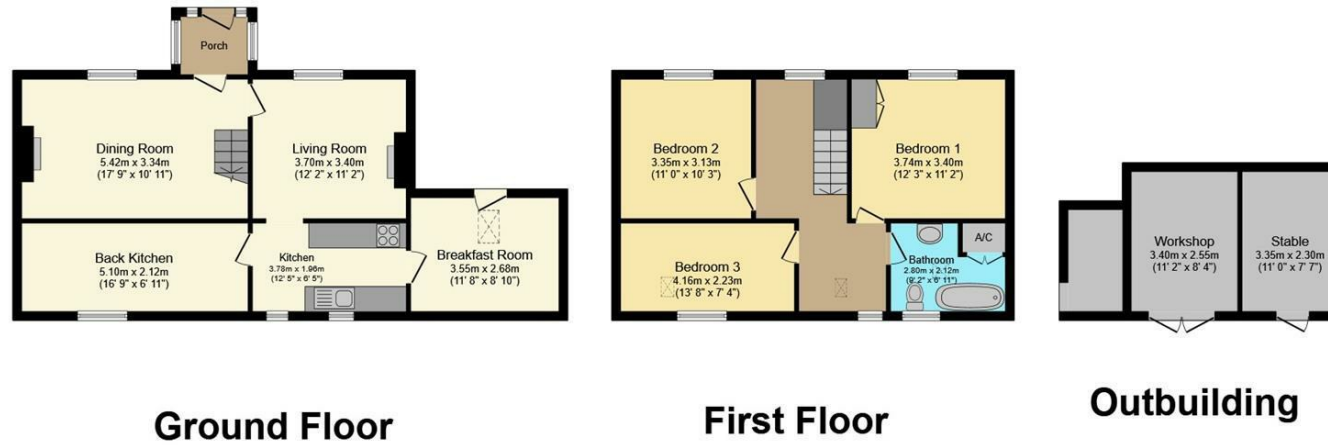
From Ludlow proceed south on the A49, turning left signposted Ashford Carbonel, Caynham and Knowbury, follow this road over two bridges, taking the next turning on your right to Ashford Carbonel village. Follow the road into the village taking the turn on the left hand side into Donkey Lane and then following this road way right to the end where The Leys will be the last property.







Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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