



SAMUEL WOOD

4 Seifton Lane, Seifton, Ludlow, Shropshire, SY8 2DG

Asking Price £265,000



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- Charming 2 Bedroom semi-detached cottage
- Oil Heating and Double Glazing
- Rural location on no through road
- Character features throughout
- Driveway Parking, open fronted garage and delightful gardens
- Internal inspection advised

This most attractive stone semi detached 2 bedroom cottage sits in a lovely rural setting on a no through road, having driveway parking, oak framed carport and a delightful rear garden. Accommodation full of charm and character benefitting from double glazing and oil fired heating to include: Living room with inglenook fireplace, Dining Room open through to Kitchen, Rear Porch, First Floor Landing with 2 good sized Bedrooms and Bathroom. EPC - G. Council Tax Band - C



Seifton is a rural hamlet sitting surrounded by beautiful Corvedale countryside and close to the village of Culmington which has Church, Village Hall and active community. Historic Ludlow is a short drive as is the well serviced town of Craven Arms and accommodation is fully described as follows.

Canopied Porch

underneath which is the front upper glazed door opening into the

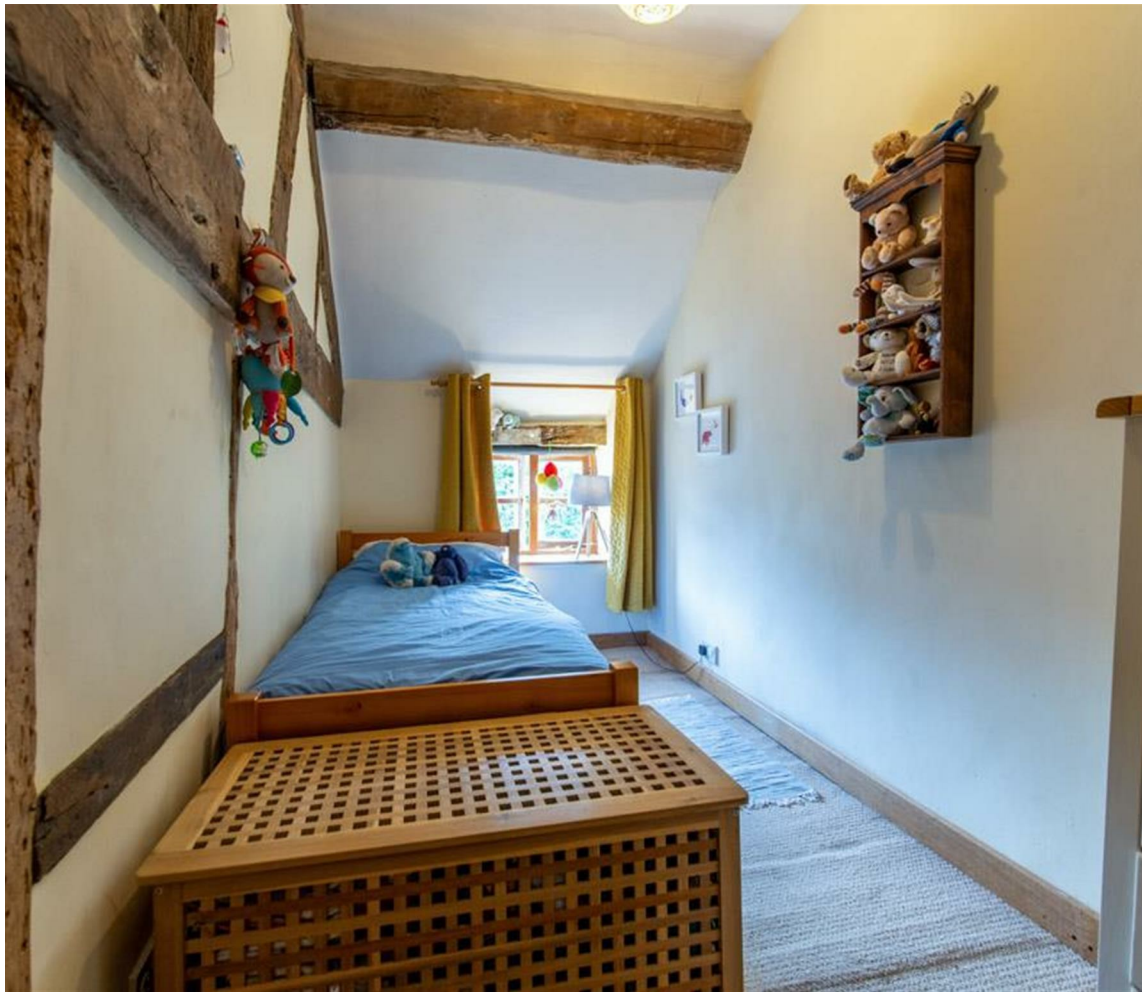
Living Room 15'5" x 12'5" (4.70m x 3.80m)

Full of character with large ceiling beam, ceiling timbers, oak flooring, window to frontage and window to rear side. A dominant feature of the room is the attractive inglenook fireplace with exposed stone and brick features, flagstone hearth and woodburning stove fitted.

Open plan then through into the

Dining Room 14'7" x 6'0" (4.45m x 1.83m)

Having window to frontage, quarry tiled floor, extensive wall timbering and wattle and daub feature opening through then into the



Kitchen 13'0" x 7'10" (3.97m x 2.40m)

Having window overlooking the pretty rear garden and a high ceiling, quarry tiled floor. Kitchen fitted with a matching range of units with cream coloured fronts, wood blocked work surfaces, ceramic sink unit, electric hob with electric oven below, space and plumbing for a dishwasher, room for fridge freezer. Also housed in the kitchen is the oil fired rayburn.

Rear Porch

Having double glazed up and over roof window, door to rear garden, tiled floor, useful shelving and space and plumbing for washing machine.

Doored staircase

With oak stairs then leads up onto the

First Floor Landing

Having exposed timbered features

Bedroom 1 12'8" x 11'6" (3.88m x 3.51m)

Having high ceilings with large ceiling beam and wall timbering. Window to frontage

Bedroom 2 15'10" x 6'0" (4.85m x 1.84m)

Has window to frontage, exposed wall and ceiling timbering and access to roof space

Bathroom 7'1" x 5'4" (2.17m x 1.63m)

Having window to rear side, exposed timbered features and a suite to include wc, pedestal wash hand basin and panelled bath with shower screen and shower over.

Outside

The property sits in a lovely no through road position and is accessed onto a gravelled driveway. Off the driveway there is a oak framed carport and stone wall to front elevation. The remainder of the front garden is gravelled for low maintenance but is well established with a selection of shrubs, trees and a small pond. The rear garden with the property is an important feature, is a lovely size, there is gravelled seating area at the back of the house. The garden in the main is laid to lawn with mature hedging aiding privacy. Gravelled pathway leads to the top of the garden with borders and mature tree and a stone outbuilding sits in the top corner of the garden.

Services

Mains electricity, mains water, shared private drainage, oil fired heating to radiators via rayburn in the kitchen. Broadband speed – Basic 20Mbps

Flood Risk - Very Low





Local Authority

Shropshire Council - Band C

Tenure

The property is 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 enquiries 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 out on the A49 turning right onto the B4365 over Ludlow golf course, continuing through the village of Culmington, taking left hand turn into Seifton Lane (no through road) follow this lane right to the end through a ford and the property will be found at the end on the Left hand side as indicated by the agents For Sale sign.



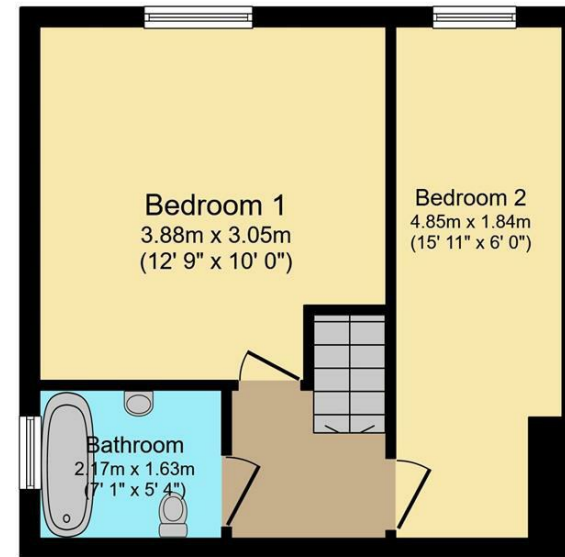




Floor Plans



Ground Floor



First Floor

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

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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