



SAMUEL WOOD

Homestead Stoneylane, Snitton, Ludlow, Shropshire, SY8 3EX

Asking Price £525,000







# Homestead Stoneylane

Snitton, Ludlow, Shropshire, SY8 3EX



- 4/5 Bedroom detached bungalow
- Rural setting yet close to Ludlow
- Grounds to extending to 1/3rd of an acre
- Extensive driveway parking and Garage
- Annexe / Granny Flat
- Viewing advised

This extremely spacious 4 bedroom detached bungalow with the benefit of a additional attached annexe sits in a good sized plot of 1/3rd of an acre to include gardens, excellent parking and garage. The property sits within easy reach of Ludlow but enjoys a rural location. Accommodation briefly includes: Entrance Porch, Entrance Hall, Large Living Room, Conservatory, Kitchen, 4 Bedrooms, Bathroom, separate Shower Room, Rear Lobby, Bedsitting Room, Kitchen and further Shower Room. No onward chain. EPC rating F



Front door with matching side panel opens into

## Reception Porch

With quarry tiled floor and upper glazed door then opens into

## Reception Hallway

With access to roof space

## Large Living Room 19'0" x 16'0" (5.80m x 4.90m)

With large window and full picture window to rear elevation, coving and a feature fireplace with marble surround (non -functional). Double doors open into

## Conservatory 11'10" x 10'11" (3.62m x 3.34m)

Being of upvc construction, solid roof, tiled floor, opening doors and windows out onto garden

## Kitchen 13'9" x 11'2" (4.20m x 3.42m)

With window to rear, room for small table and chairs, a range of base cupboards, wall cupboards and heat resistant work surfaces, 1½ bowl sink unit, planned space for cooker, room for dishwasher. Housed in the kitchen is a Rayburn Royale which is used as a cooking source and runs a radiator. Airing cupboard sits adjacent and double doors into pantry cupboard with shelving

## Bedroom 1 14'9" x 11'0" (4.50m x 3.36m)

With window to rear elevation, archway through into a dressing area with excellent fitted wardrobe cupboards, hanging rail and shelves.



### **Bedroom 3 10'10" x 10'0" (3.32m x 3.06m)**

With window to frontage, fitted wardrobe cupboards, interconnecting door through into the

### **Bedroom 2 15'7" x 12'0" (4.77m x 3.66m)**

With an excellent range of fitted wardrobe cupboards with sliding mirrored doors and 2 windows to front and front side.

### **Bedroom 4 10'7" x 6'11" (3.23m x 2.13m)**

With window to rear and fitted wardrobe cupboards across one wall with mirrored doors and useful shelving.

### **Bathroom 7'10" x 6'6" (2.40m x 2.00m)**

With window to frontage, suite in white of wc, pedestal wash hand basin, panelled bath and tiled floor.

### **Shower Room 6'7" x 3'9" (2.02m x 1.16m)**

With large shower cubicle and wash hand basin with vanity cupboard.

### **Rear Lobby**

Which comes out of the kitchen and door into

### **Studio / Annexe 18'11" x 11'6" (5.77m x 3.52m)**

That incorporates a bedsitting room with excellent fitted wardrobes and 2 windows overlooking the gardens.

### **Shower Room 9'6" x 3'11" (2.90m x 1.20m)**

With shower tray, shower over, wash hand basin and wc all in white

### **Kitchenette 8'3" x 5'7" (2.52m x 1.72m)**

With window to frontage, 1½ bowl sink unit, heat resistant work surfaces, fitted oven and hob, plumbing for washing machine and room for a dryer.

### **Outside**

The property is approached onto a large tarmac driveway which provides parking for 4/5 vehicles. Here there is an up and over door into good sized garage with window to side, light and power fitted. Double gates then lead off the driveway onto a seating area at the back of the property, there are gravelled sections circular patio, greenhouse, a selection of shrubs and plants. This in turn then leads to a lovely raised decked seating area with pergola over and sitting on the side boundary with a low fence a beautiful view over rolling Shropshire countryside can be enjoyed. A meandering brick pathway then leads through the grounds which are mature and well established. At the top end of the plot there is a selection of sheds and a circular greenhouse. A second pergola with climbing plants and shrubs, lawned gardens and the boundaries are mature and a good height which aid privacy and screen from the road which sits adjacent.

### **Services:**

Mains electricity, mains water, private drainage, oil fired rayburn which runs a single radiator and some electric heating. The majority of the windows are double glazed. Flood Risk – very low, broadband speeds 18 Mbps.







**Local Authority:**

Shropshire Council, tax band - F

**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](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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

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**Directions**

From Ludlow proceed on the A4117 Kidderminster road through Henley. You will come to a small crossroads, take the right hand turn and Homestead is the first property on the left hand side













## Floor Plans



Floor Plan

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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