



SAMUEL WOOD

Rather Small Cottage Orleton, Ludlow, Shropshire, SY8 4HN

Asking Price £675,000



# Rather Small Cottage

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- 4 bedroom detached Border Oak house
- Centrally located
- Immaculate interiors with charm and character
- Internal inspection essential
- Around 2000 sq ft of accommodation
- Popular and well serviced village
- Driveway parking and Garage

This delightful detached nearly new home built by the renowned builders Border Oak, enjoys a central location in this desirable and well serviced North Herefordshire village. Accommodation presented to the highest of standards, benefitting from double glazing and LPG gas fired heating includes: Porch, Large Reception Hall, Living Room with wood burner, Kitchen, Dining Room, Utility Room, Lobby, Additional Utility / Craft Room, Home Office, First Floor Landing with 4 Bedrooms, En-suite Bathroom and House Shower Room. Outside the property enjoys driveway parking, Garage and low maintenance garden. EPC Rating - C



This delightful, detached home sits right in the centre of this well serviced and popular North Herefordshire village with facilities including 2 Public Houses, Shop with Post Office, junior school, doctors surgery, church, village hall, recreation ground and active community. More comprehensive facilities can be found in historic Ludlow sitting to the North and the popular towns of Leominster and Tenbury Wells all within a 10 minute drive.

## Large open Oak Porch

With oak door and matching side windows into

## Reception Hallway

with tiled floor, under stairs storage cupboard. Oak ledge and braced doors lead into internal accommodation as follows

## Living Room 16'10" x 11'4" (5.15m x 3.46m)

Having dual aspect with windows to both front and rear elevations, tiled floor matching that of the hallway, timbered features and large inglenook fireplace with wood burning stove.

## Kitchen / Dining Room 27'6" x 11'5" (8.40 x 3.50m)

Also having dual aspect with windows to both front and rear elevations and French doors to rear garden. The dining area has ample room for large table and chairs, together with timbered features.

The Kitchen is nicely fitted with a modern range of handmade units with granite work surfaces, breakfast bar, splash backs, double bowl deep glazed sink unit, electric Aga, American style fridge / freezer, dishwasher and tiled floor matching the hallway.



#### Utility Room 13'4" x 7'0" (4.07m x 2.14m)

With window to rear side, tiled floor matching that of the remainder of the ground floor, a range of units matching that of the kitchen with granite work surfaces. There is deep glazed sink unit and space for a washing machine and dryer. Housed into one of the units is the Worcester LPG gas fired boiler which heats domestic hot water and the underfloor heating.

#### Cloakroom

With window to rear, suite in white of wash hand basin sat on a granite plinth with vanity cupboard and wc.

#### First Floor Landing

With large window to rear, access to roof space with a drop down ladder, boarding and lighting. Door into linen cupboard with shelving.

#### Bedroom 1 17'4" x 11'4" (5.30m x 3.47m)

With 2 windows to rear elevation, exposed trusses, timbered features and excellent range of fitted wardrobes and drawers

#### En-Suite Bathroom 11'1" x 6'11" (3.40m x 2.12m)

With roof window to front elevation, suite in white that includes panelled bath with shower attachment, wc and wash hand basin sat on a granite plinth and an excellent range of low level cupboards.

#### Bedroom 2 11'3" x 9'3" (3.45m x 2.83m)

With window to frontage and exposed timbered features

#### Bedroom 3 11'3" x 6'7" (3.45m x 2.03m)

With window overlooking the rear garden, exposed timbered features and excellent range of bedroom furniture to include wardrobe, chest of drawers and window seat with cupboard below.

#### Bedroom 4 11'4" x 7'9" (3.47m x 2.37m)

With window to frontage, matching range of fitted cupboards to include wardrobe, chest of drawers, window seat with cupboards below and exposed timbered features.

#### House Shower Room 7'5" x 6'9" (2.27m x 2.07m)

With double glazed roof window to frontage, large shower cubicle with multi head shower fitted, wc and wash hand basin sat on a granite plinth with cupboards below.

Accessed off the utility, door into

#### Lobby

With tiled floor, windows and doors to both front and rear elevation.

#### Additional Utility / Craft Room 15'1" x 8'2" (4.62m x 2.50m)

With windows to front and rear elevations, range of handmade base cupboards, deep glazed sink unit, wood block work surface and built in work desk. Staircase then rises to

#### Office 17'2" x 8'5" (5.25m x 2.57m)

With roof window to front elevation





### Outside:

The property is approached onto a gravelled frontage which provides parking for 3/4 cars. There are oak double opening doors into the property's garage having concrete floor, light and power fitted. Directly at the front of the house there is a paved seating area, mature hedging and fencing aiding privacy. There is gated access on either side of the property into the rear garden which is landscaped with low maintenance in mind and a flagstone patio off the double doors in the kitchen. There is then a central artificial grassed area and a second seating area under an oak covered arbor. Around the outside are raised borders with shrubs, ornamental trees and plants. There is also outside lighting and power.

### Services:

Mains electricity, mains water, mains drainage, LPG gas underfloor heating on both floors. There is also the benefit of a stove in the Living Room and in the kitchen there is an electric Aga. Windows are fully double glazed. Broadband speeds Basic 6 Mbps, Superfast – 250Mbps, Flood Risk – Very Low.

### Local Authority:

Herefordshire 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

As you approach the village from the Ludlow direction, turn left at the crossroads opposite the Maidenhead Inn. Follow this road into the village to the 'T' junction then turn left passing the Boot Inn, the gravelled driveway leading to the property will then be found after 250 meters on the left hand side.







## Floor Plans



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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