



SAMUEL WOOD

Incham Cottage Bleathwood Lane, Ashford Carbonel, Ludlow, Shropshire, SY8 4LD

Asking Price £575,000



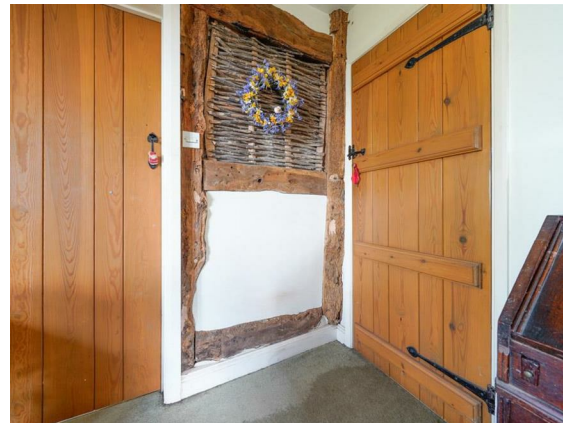
# Incham Cottage Bleathwood Lane

Ashford Carbonel, Ludlow, Shropshire, SY8 4LD



- Rurally located country cottage
- No near neighbours
- 3 bedrooms, 2 reception rooms
- A visit of this delightful cottage is advised
- 1.47 acres of gardens and orchard
- Character features throughout
- Double glazing, LPG gas fired heating

This attractive rural 1½ acre small holding sits in a lovely rural setting, well away from neighbours and main roads, yet is around a 5 minute drive from historic Ludlow. The property enjoys mature cottage gardens, orchard, driveway parking and garage. Accommodation benefitting from double glazing and LPG gas fired heating briefly includes: Entrance Porch, Living Room with inglenook fireplace and wood burner, Dining Room, Kitchen, Rear Hallway, Utility, Cloakroom, First Floor Landing with 3 good sized Bedrooms and Bathroom. EPC rating F.



Incham Cottage sits in a lovely rural location that is unusual in the fact that no neighbour is within shouting distance. The villages of Ashford Carbonel, Caynham and Bleathwood are rural settlements and it is just a short drive into each of them, whilst the market town of Ludlow is around a 5 minute drive. The whole is more fully described as follows:

Oak door opening into

## Reception Porch

with oak windows, vaulted ceiling with timbered features, ledge and brace door into

## Living Room 15'0" x 12'11" (4.58m x 3.94m)

a cosy room with attractive inglenook fireplace with brick features, original bread oven, quarry tiled hearth, Clearview wood burning stove which heats the water with heavy mantle over. This room is full of character with timbered walls, ceiling beam, windows to front and front side elevations

## Dining Room 12'9" x 11'8" (3.90m x 3.56)

with windows to front and front side elevations, ceiling beam, exposed timbered features, feature fireplace with wooden surround, exposed brick features and cast iron grate (not a usable fireplace)

## Rear Hallway

with useful understairs cupboard



### **Kitchen 14'9" x 6'10" (4.50m x 2.10m)**

with 3 windows overlooking the rear elevation, fitted with a range of matching units with oak styled fronts, heat resistant work surfaces, tiled splash backs, 1½ bowl single drainer sink unit, planned space for gas cooker, room for fridge and room for small table and chairs. Housed in here is the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators

### **Utility Room 6'0" x 5'10" (1.84m x 1.80m)**

with window to rear elevation, deep glazed Belfast style sink with wooden drainer and space for appliances

### **Cloakroom**

with window to rear and a wc in white

### **First Floor Landing**

with window to side, access into roof space, ledge and brace double doors into large airing cupboard with extensive shelving and factory insulated hot water cylinder

### **Bedroom 1 12'10" x 12'7" (3.92m x 3.85m)**

with windows to both front and front side elevations, enjoying a lovely view across open farmland. The room has a feature cast iron fireplace and on one wall there are exposed timbered features

### **Bedroom 2 12'10" x 11'7" (3.92m x 3.55m)**

with windows to both front and side elevations with these lovely views. Double opening ledge and brace doors into wardrobe cupboard with hanging rail

### **Bedroom 3 10'4" x 7'1" (3.17m x 2.16m)**

with 2 windows to side elevation overlooking the paddock, exposed ceiling truss, ledge and brace double doors into wardrobe cupboard

### **Bathroom 8'10" x 5'11" (2.70m x 1.82m)**

with window to rear elevation and a suite in white of wc, pedestal wash hand basin and panelled bath with shower screen, electric shower over and tiled splash backs

### **Outside:**

Accessed through a 5-bar gate, driveway leads up to the cottage onto a gravelled parking area and here a detached garage can be found, having up and over door, personal door and window to side measuring internally 5.0m x 3.0m with a useful store at the back of the garage. Grounds in total are 1.47 acres and are bounded on one side by mature woodland and the lane sits to the front boundary. There are attractive gardens sitting to the front with a paved seating area, a selection of mature trees, lawned garden and well established herbaceous borders. To the rear of the cottage there is a lawned garden with greenhouse and gated access leads into the property's orchard with a separate vehicular access off the lane. Trees in the orchard include apples, plum and damsons.





**Services:**

Mains electricity, mains water, private drainage, LPG gas fired heating to radiators with the addition of a wood burning stove in the living room which also helps to heat domestic hot water. Windows are wooden double glazed. Flood risk – very low. Broadband speed 32 Mbps.

**Local Authority:**

Shropshire Council, tax 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](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 from the town centre up the Sheet Road to the A49 roundabout going straight over onto upper Sheet and towards Caynham. Follow this road out of Ludlow to the T-junction and turn right towards Ashford Carbonel, follow this road taking the next turning on your left at the crossroads known locally as The Serpent signposted Little Hereford and Tenbury Wells. Follow this road for approximately 1/3 of a mile and Incham Cottage will be found on the left side opposite the sign and turn for Big Huntington



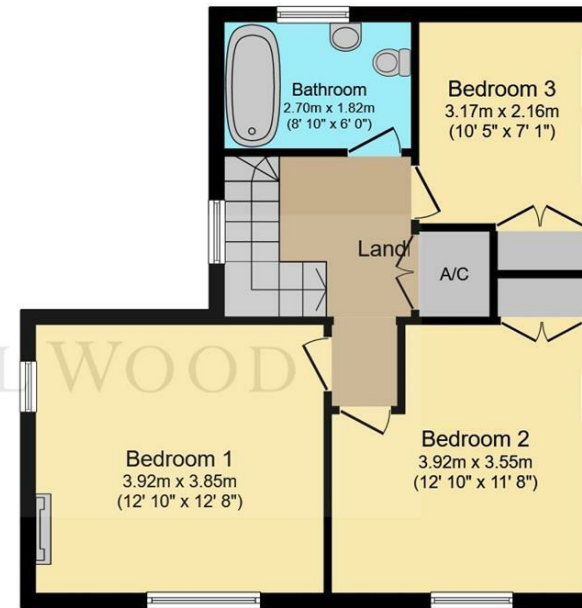




## Floor Plans



**Ground Floor**



**First Floor**

Total floor area 113.1 m<sup>2</sup> (1,217 sq.ft.) approx

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

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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