



SAMUEL WOOD

Tanbridge House Richards Castle, Ludlow, Shropshire, SY8 4EL

Offers Over £450,000







# Tanbridge House

Richards Castle, Ludlow, Shropshire, SY8 4EL



- Attractive black and white semi-detached timbered cottage
- 3 Double Bedrooms
- Gardens approaching 1/5th of an acre
- Internal inspection advised
- Much improved and substantially extended
- Full of charm and character throughout
- Ample driveway parking

This most attractive substantially extended and beautifully presented 3 double bedroom semi-detached cottage sits in this popular village backing onto open farmland and enjoys gardens approaching a 1/5th of an acre to include extensive off road parking. Accommodation much improved by the current vendors benefits from oil fired heating and double glazing to include: Entrance Hall, Living Room, Large Kitchen/Dining Room, Garden Room, Utility Room, Linked Conservatory, Shower Room, First Floor Landing with 3 Double Bedrooms and Bathroom. EPC Rating - D



Richards Castle is a popular village straddling the border of Shropshire and Herefordshire and has a Public House, Village Hall, Church, and active Community. Historic Ludlow sits to the North and is a short drive and offers a comprehensive range of shopping, recreational and educational facilities. The whole is more fully described as follows.

Front door opens into

### Entrance Hall

Full of character with exposed stonework and timbered features, attractive ledge and braced doors into

### Living Room 16'7" x 12'4" (5.06m x 3.77m)

Having window to frontage, full of character with large ceiling beam, ceiling timbers and wall timbering. Across one wall there is exposed stone work with an attractive fireplace with heavy beam over, flagstone hearth and woodburning stove fitted. Door into downstairs storage cupboard, window and door opening through into

### Attractive Garden Room 19'1" x 7'8" (5.83m x 2.34m)

Which has recently been added by the vendors to include attractive flooring, 3 roof windows letting in scores of natural light and 4 glazed doors which all fold back to give a lovely open space in the summer. There is exposed timbered features and door into

### Kitchen/Dining Room 16'6" x 15'10" (5.03m x 4.84m)

Having window to frontage, full of character with ceiling beams, ceiling timbers and wall timbering, feature fireplace with exposed brickwork and ornate cast iron fireplace. To the side of the chimney breast is a fitted cupboard with room for a fridge and freezer, the kitchen area has a deep glazed ceramic sink unit with heat resistant work surfaces a range of base cupboards and wall cupboards. There is an electric hob and electric oven below, space and plumbing for a slimline dishwasher, ample room for large table and chairs and an attractive coloured glass window back into the entrance hall.



#### Utility Room 7'11" x 6'11" (2.42m x 2.13m)

Having window to rear overlooking garden, double glazed roof window, tiled floor matching that of the garden room. There is a ceramic deep glazed sink unit with heat resistant work surfaces, further range of base cupboards and wall cupboards, space and plumbing for washing machine, room for further appliances and the Worcester oil fired boiler is housed in here and heats domestic hot water and radiators.

Off the garden room there are double doors opening into the

#### Side Conservatory 11'6" x 7'1" (3.51m x 2.17m)

which links front to rear having door to frontage, door to rear and picture window overlooking the garden. There is also a large double glazed ceiling lantern and flooring matching that of the garden room.

#### Shower Room 10'9" x 5'10" (3.28m x 1.78m)

Has flooring matching the garden room and window to rear elevation. Attractively fitted with a suite in white of wc, wash hand basin with vanity cupboard and across one wall a full width walk in shower with shower fitted, tiled splashbacks and electric towel radiator.

Doored staircase rises out of the Living Room onto

#### First Floor Landing

Having window to frontage, extensive wall timbers and door into linen cupboard with shelf.

#### Bedroom 1 16'5" x 8'5" (5.02m x 2.57m)

Has window to rear elevation with a lovely view across the garden and open farmland, full of character with wall timbering and ceiling timber.

#### Bedroom 2 12'1" x 8'7" (3.70m x 2.62m)

Has window to frontage, ceiling and wall timbering. Included in the sale is a wardrobe with double mirrored doors.

#### Bedroom 3 11'8" x 8'6" (3.57m x 2.60m)

Has window to rear with this fantastic rural view and access to roofspace.

#### House Bathroom 9'3" x 4'11" (2.82m x 1.50m)

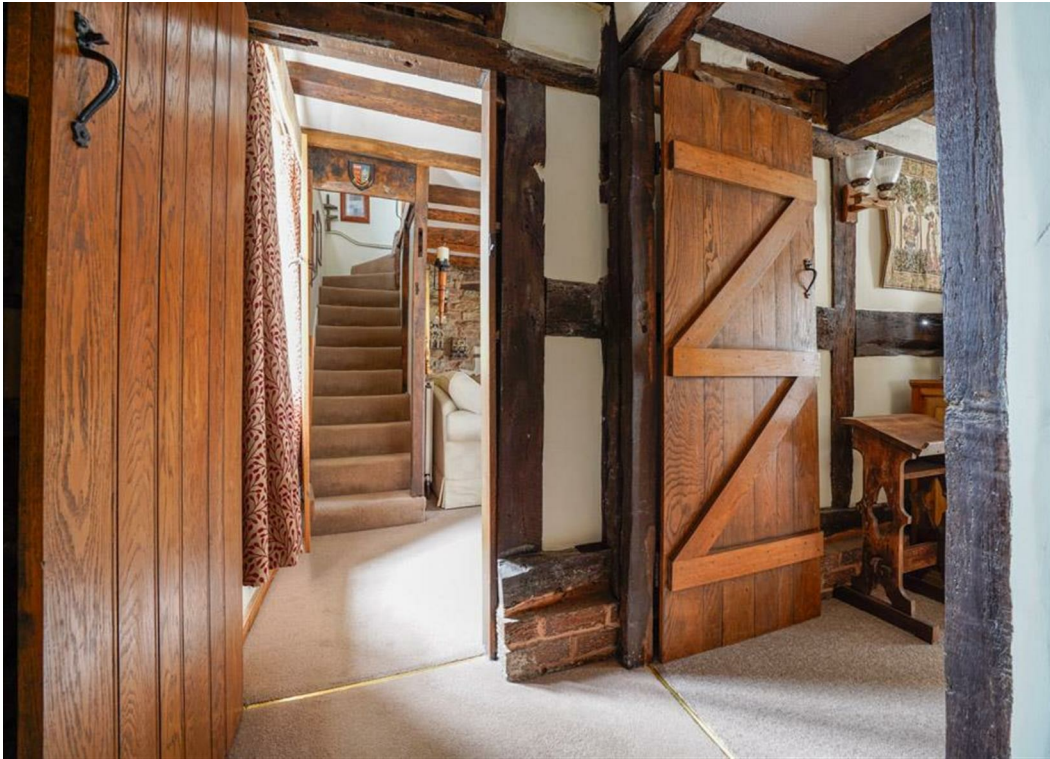
Having 2 windows to frontage, full of character with timbered features and a suite in white of wc, pedestal wash hand basin and panelled bath with tiled surround.

#### Outside

The property is approached onto a Cotswold driveway which provides parking for several vehicles, there is low fencing to front elevation, stone edged borders with shrubs and plants, gated access leads to the front door. Off the driveway steps then lead down to the brook with a small bridge over with lawned gardens on either side and a selection of ornamental trees and shrubs. Double gates lead off the driveway into the rear side of the property and provide additional overspill parking if desired. The rear garden with the property is fully enclosed by high board fencing and a low hedge backing onto fields. Off the garden room a large, paved seating area can be found and this is partly covered giving a lovely space for summer dining. Off here there are then lawned gardens with gravelled pathway to the rear side, this in turn then leads to a second covered seating area at the bottom of the garden where a hot tub can be found and which is included in the sale and there is a further uncovered seating area. The garden is mature and has a selection of trees to include a damson and apple tree and well established flowering borders. Sitting at the side of the property and off the concreted overspill parking area there are gravelled sections, oil tank, garden shed with log store and a raised vegetable bed.







#### Services:

Mains electricity, mains water and mains drainage, oil fired heating to radiators and a woodburning stove in the living room, windows are double glazed throughout. Broadband speeds Basic – 16 Mbps, Superfast – 80 Mbps, Flood Risk – Very Low, Council Tax Band – D.

#### Local Authority

Herefordshire Council  
Council Tax Band D

#### 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](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

#### 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

As you approach Richards Castle village from the Ludlow direction, go passed the village hall and you will see the Castle Inn public house on your right hand side and Tanbridge house sits on the left hand side just before the pub.





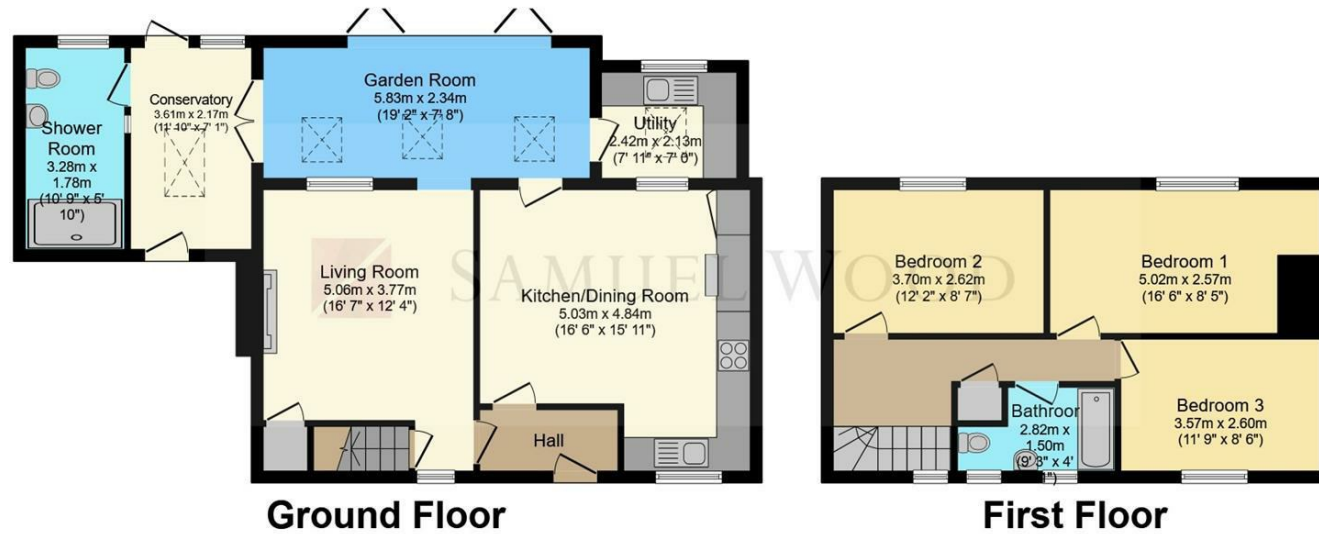








## Floor Plans



Total floor area 123.3 m<sup>2</sup> (1,327 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

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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