



SAMUEL WOOD

Baytree Cottage Stoke St. Milborough, Ludlow, Shropshire, SY8 2EJ

Offers Over £550,000



# Baytree Cottage

Stoke St. Milborough, Ludlow, Shropshire, SY8 2EJ



- Charming 3 bedroom detached cottage
- Beautiful gardens, circa 0.25 of an acre
- Garage and driveway parking
- Rural village
- Oil central heating and double glazing
- Well presented throughout

This much improved and beautifully presented detached 3 double bedroom cottage sits in mature and well-established cottage gardens of 0.25 of an acre, to include garage and driveway parking. Accommodation benefitting from double glazing and oil-fired heating includes: Entrance Hall, Living Room with Woodburner, Oak Framed Garden Room, Re-fitted (John Lewis) Kitchen, Dining Room, Utility Room, Cloakroom, First Floor Landing, 3 Double Bedrooms, Main Bedroom having En-suite Shower Room and French Doors out onto the garden, and House Bathroom. EPC - E



Located in an area of Outstanding Natural Beauty, Stoke St Milborough is a lovely rural village surrounded by beautiful rolling Shropshire countryside. Facilities in the village include: church, village hall and active community. This charming cottage with its delightful garden is fully described as follows;

### Canopied Porch

Having front upper glazed door opening into

### Entrance Hallway

With exposed timber and useful understairs storage cupboard.

### Cloakroom

Having window to frontage and a suite in white of wc and wash hand basin.

### Sitting Room 17'9" x 11'1" (5.42m x 3.40m)

Having window to rear side, feature fireplace with flagstone hearth, wood-burning stove fitted and beam over. Built-in bookshelves and double doors into

### Garden Room 9'0" x 7'6" (2.76m x 2.30m)

Being of oak construction with double glazed windows overlooking the attractive courtyard, and with an engineered oak floor.

### Dining Room 11'9" x 8'11" (3.60m x 2.72m)

Having window to frontage and bow window to courtyard with window seat.



### Re-furbished Kitchen 15'7" x 10'11" (4.75m x 3.34m)

Having window to frontage, attractive stone fireplace with heavy beam over, oil fired Rayburn and feature bread oven to side. Kitchen recently re-fitted with a modern range of matching units to include; large breakfast bar, deep-glazed sink unit, quartz work surfaces, Bosch induction hob with electric oven adjacent, integrated fridge-freezer and dishwasher.

### Utility Room 7'7" x 5'6" (2.32m x 1.70m)

Having door and window to rear garden, tiled floor, deep-glazed sink, heat resistant work surface with space and plumbing for washing machine and room for further appliance. Housed in here is the oil-fired boiler which heats domestic hot water and radiators.

### First Floor Landing

Having room for desk or similar, window to rear side, access into roof space and fitted shelved cupboard. Airing cupboard housing the factory insulated hot water cylinder and shelving.

### Bedroom 1 11'9" x 11'1" (3.60m x 3.40m)

Having window to rear side, double opening French doors onto a decked balcony which in turn accesses the middle tier of the garden.

### En-suite Shower Room

Having window to rear side, suite in white of wc, pedestal wash hand basin and panelled bath with shower fitted and tiled splashbacks.

### Bedroom 2 12'8" x 9'5" (3.88m x 2.88m)

Has window to frontage with a lovely view across the roof tops to surrounding Shropshire countryside.

### Bedroom 3 11'1" x 7'11" (3.40m x 2.42m)

Has window to frontage and a half door into useful eaves storage.

### House Bathroom 7'6" x 8'3" (2.30m x 2.54m)

Has window to frontage and a suite in champagne to include wc, pedestal wash hand basin and panelled bath with tiled surround and electric shower over.

### Outside

The property is approached via a concrete driveway which provides parking. The front garden has a low stone wall to the lane, interspersed with mature shrubs, plants and trees. A gravelled pathway then leads around to a delightful courtyard garden with a small pond, stone retaining wall and access to the front door. Also accessed off the driveway is the garage having electrically operated shutter door, 2 windows and personal door to side with light and power fitted. Sitting above the garage and externally accessed via stone steps, sits a useful store/studio space being partitioned into 2 sections, with the second area having a double glazed roof window with light and power fitted. The large rear garden with the property is fully enclosed by mature hedging to both side and rear elevations. Sitting at the rear of the garden there is a productive vegetable section with soft fruits, greenhouse, garden shed and the oil tank is housed here. There are lawned pathways with an array of mature shrubs, plants and trees. Barked steps lead up onto a further gravelled seating area where the lower tier of an ornamental pond can be found, again with shrubs and plants. To either side of that pond barked steps then continue to the top tier of garden laid to lawn with small summer house and top pond which feeds into the larger lower pond, along with a selection of trees.

### Services

Mains electricity, mains water, mains drainage, oil-fired heating to radiators, windows are double glazed with the exception of the bow window in the dining room. Broadband – Basic 17 Mbps, Superfast – 80 Mbps, Flood Risk – Very Low.





### Local Authority

Shropshire Council  
Council Tax Band - E

### 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

### 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

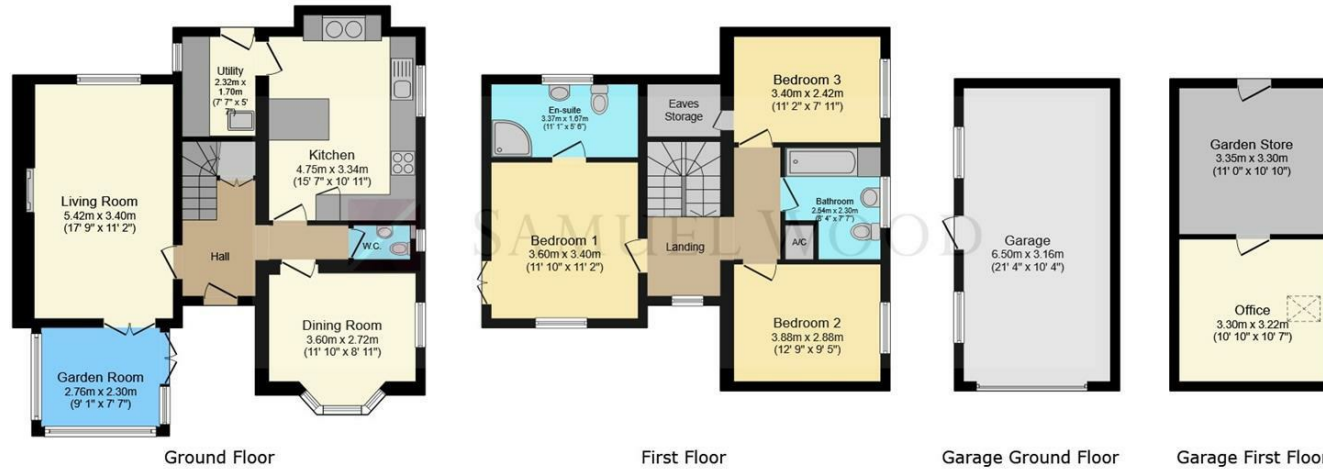
From Ludlow proceed towards Clee Hill on the A4117 taking the Bridgnorth road on the left hand side which is the B4364. Follow this road, turning left when signposted for Stoke St Milborough. After approximately 1 mile there is sharp left turn, take this turn into the village. There are then two sets of semi-detached houses set back on the right hand side and Baytree Cottage is just after this on the right hand side.







## Floor Plans



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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