



SAMUEL WOOD

South House Bleathwood, Ludlow, Shropshire, SY8 4LT

Asking Price £475,000







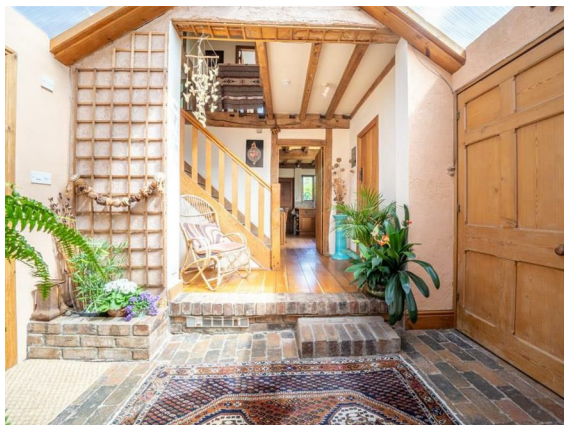
# South House

Bleathwood, Ludlow, Shropshire, SY8 4LT



- Delightful semi-detached barn conversion
- Rural setting away from main roads
- Potential for dual family use or Annexe
- Large workshop/studio/hobby room
- Mature but manageable gardens front and rear
- Internal inspection advised

This delightful semi-detached barn conversion which oozes character and charm sits in a rural location well away from main roads in the scattered hamlet of Bleathwood which sits midway between historic Ludlow and the popular town of Tenbury Wells. Accommodation which is light and extremely adaptable and has the opportunity for dual family use or an income from the annexe benefits from oil fired heating and double glazing to briefly include: Entrance Hall, Cloakroom, Kitchen/Dining Room, Living Room, First Floor Landing with 3 Bedrooms and Bathroom, annex to include Living Room, Bedroom, En-suite Shower Room and Kitchen, whilst outside the property has attractive but manageable gardens to both front and rear and large workshop plus excellent parking. EPC rating E



Bleathwood is a rural hamlet surrounded by beautiful countryside and a short drive in either direction is historic Ludlow renowned for its architecture, culture and festivals and the popular town of Tenbury Wells. The whole is more fully described as follows:

Heavy period door opens into

## Entrance Hall

With vaulted ceiling and polycarbonate roof, attractive bricked flooring and wood flooring. Double doors into useful Utility cupboard with planned space for washing machine and a dryer.

## Cloakroom

Having window to side and a suite in white of wc and wash hand basin with vanity cupboard

Period ledged and braced doors lead off to all accommodation.

## Kitchen / Breakfast Room 13'5" x 13'2" (4.10m x 4.02m)

A lovely light room with one window to rear side and 2 windows to rear garden, oak door to the same. Attractive floorboards, room for table and chairs, Kitchen is fitted with a matching range of oak base and wall cupboards, tiled worksurfaces and splashbacks, 2 stainless steel sink units, Neff electric hob and Zanussi electric oven below. Ample room for fridge freezer, access into small understairs storage cupboard and heavily beamed and timbered ceiling. 2 steps then drop down into the

## Living Room 20'5" x 11'1" (6.23m x 3.40m)

Having dual aspect with windows to both front and rear elevations, heavily timbered room with ceiling and wall timbers. There is a bricked hearth with woodburning stove fitted.





Period staircase rises to First Floor half Landing.  
Again, full of timbered features and storage cupboard housing the hot water cylinder.

**Bedroom 2 10'11" x 10'11" (3.34m x 3.33m)**

Has window overlooking rear garden, exposed wall timbers and trusses.

**Bedroom 3 7'7" x 7'6" (2.33m x 2.30m)**

Has window to frontage, timbered features, small shelved alcove and access to roofspace.

Off the half landing stairs to the Full Landing

**Bedroom 1 11'0" x 10'5" (3.36m x 3.18m)**

Roof window to rear elevation and a window to side overlooking farmland. There are exposed timbered features and across one wall an excellent range of fitted wardrobe cupboards.

**Bathroom 9'4" x 7'11" (2.87m x 2.42m)**

Has window to side with this rural view, exposed ceiling timbers, wall timbers, suite in white of wc, wash hand basin with large vanity cupboard, tiled surround, panelled bath with tiled surround and telephone style shower attachment.

Back off the entrance hallway

Double doors open into

A single storey part of the barn conversion which could be easily used as an extension to one residence or offers potential for Air B&B or dual family use. In this section the

**Living Room 14'9" x 18'4" (4.50m x 5.60m)**

Has vaulted ceiling with exposed trusses, double doors out onto front garden and 2 roof windows to rear elevation. This in turn leads into what is used as a

**Double Bedroom 14'9" x 13'5" (4.50m x 4.10m)**

Having separate doored access to front elevation and window to frontage, again having the vaulted ceiling with roof window to rear and window to frontage. There is a ladder access into a loft area.

**Kitchen 8'10" x 6'2" (2.7m x 1.9m)**

Having window to frontage, a range of pine units to include base cupboards, wall cupboards, stainless steel sink unit, electric hob with extractor positioned above and electric oven below.

**Shower Room 8'3" x 7'10" (2.53m x 2.40m)**

Having roof window to rear elevation and a recently upgraded and modern suite to include Sani Flow toilet, large double width shower cubicle with shower fitted and wash hand basin with vanity cupboard.

**Outside**

The property enjoys a rural setting well away from main roads and is accessed onto a gravelled parking area. Adjacent to this there is attractive covered driveway which leads into the development and to a gravelled double width driveway providing additional parking and an electric rolling door and side door then opens into the excellent large workshop which has window to frontage, concrete floor, light and power fitted and loft storage area. Off the driveway flagstone and bricked pathways meander to the properties front door, this section is full of flowering plants and shrubs with brick edged borders. The rear garden is enclosed by boarded fencing to side elevation and stone wall between the property and the neighbour. It has been landscaped with low maintenance in mind with a paved seating area and steps then leading to a secondary seating area with shrubs and plants.







### Services

Mains electricity, mains water, shared private drainage (the cost of maintenance and emptying along with a small amount of communal lighting is split between the owners in the development), oil fired heating to radiators with externally housed boiler, windows are double glazed. The ground floor annex also has some electric heating. Broadband Speed – 3 Mbps however the current owner has Airband and this provides more than acceptable speeds. Flood Risk – Very Low.

### Agents Note

1. On the bottom part of the properties plot, there is a vehicle service access behind the fence for the other barns at the development for oil delivery and septic tank services.

### Local Authority

Herefordshire Council

Tax Band D

### 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

Travel out of Ludlow on the A49 turning left at the mini cross roads signposted Caynham and Ashford Carbonel. Follow this road ignoring the turn for Ashford Carbonel village until you come to a staggered cross roads where you need to turn right signposted Little Hereford and Tenbury Wells. Follow this road for approximately 2 further miles where South House can be found on the left hand side opposite some farm buildings and directly opposite the turn which is signposted back into the centre of Bleathwood











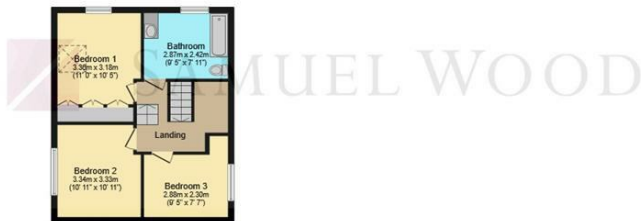


## Floor Plans



### Ground Floor

Floor area 110.4 m<sup>2</sup> (1,188 sq.ft.)



### First Floor

Floor area 47.1 m<sup>2</sup> (507 sq.ft.)



### Outbuilding

Floor area 31.7 m<sup>2</sup> (341 sq.ft.)

**TOTAL: 189.2 m<sup>2</sup> (2,036 sq.ft.)**

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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