



SAMUEL WOOD

The Old Vicarage Orleton, Ludlow, Shropshire, SY8 4HN

Asking Price £700,000



The Old Vicarage

Orleton, Ludlow, Shropshire, SY8 4HN



- Impressive Georgian Vicarage
- 4 Reception Rooms
- 5 Bathrooms
- Numerous features of the period
- Central location in desirable and well serviced village
- 7 Bedrooms
- Large Cellars and secondary accommodation
- Feature veranda to front elevation

This elegant Grade II listed Georgian vicarage sits in a popular and well serviced North Herefordshire village within close proximity of historic Ludlow. Outside the property sits in grounds 0.4 of an acre which are mature and provides extensive parking. Accommodation includes 4 Reception Rooms on the ground floor, Large Kitchen, Utility Room, further secondary rooms and cellars. On the second floor there are 4 Bedrooms, House Bathroom and 3 En-suites and on the second floor there are a further 3 Bedrooms, Dressing Room, Family Bathroom and En-suite. EPC exempt.



The property is located right in the centre of Orleton's village next to the church. Facilities are excellent and include Shop with Post Office, 2 Public Houses, Junior School, Doctors Surgery, Village Hall, Recreation Ground, an active local community. Historic Ludlow sits to the North and is a short drive and is renowned for its architecture, culture and festivals. Whilst popular Leominster is also within easy driving distance and offers a range of facilities.

Attractive large veranda style porch

with heavy front door opening into

Impressive Reception Hall

With exposed floorboards, that in turn leads to the rear hallway with windows to rear elevation and door to rear elevation and 3 store rooms.

Cloakroom

Having wc and wash hand basin in white.

Dining Room

Has large, shuttered window to side elevation and shuttered double doors out onto garden. There is exposed wooden flooring and a feature fireplace with marble surround and wood burning stove fitted. Cornice, Picture Rail and Dado Rail.

Drawing Room

Having double opening doors with shutters to garden, feature fireplace with basket grate and picture rail.

Breakfast Room

With original bread oven feature, range of fitted cupboards, walk in pantry with extensive shelving and window overlooking garden. Archway through into

Large Kitchen

Having 2 windows to garden, French doors to the same and large roof window. Fitted with a range of matching units with cream coloured fronts, wood block work surfaces, planned space for range cooker with extractor positioned above, room for dishwasher and fridge freezer. Feature exposed brick work.

Sitting Room

Having window to rear and larger window to rear side with a view of the church. There is a feature fireplace with wooden surround, tiled inset, tiled hearth open fire and shelved alcove.



Utility Room

Having deep glazed sink unit, space and plumbing for washing machine and wall cupboards.

Large Cellars

With external and internal access
Period wooden staircase leads to

First Floor Landing

Having window to rear, attractive ceiling cornice, ceiling roses, dado rail and walk in Linen Cupboard.

Bedroom 1

Has picture rail, attractive cast iron fireplace and window to side with a view of the church

En-suite Shower Room

With suite in white to include wc, bidet, wash hand basin and shower cubicle with shower fitted

Dressing Room

Having window overlooking garden and door back onto the landing

Bedroom 2

Having window to side

En-suite Shower Room

With suite in white of wc, pedestal wash hand basin and shower cubicle with shower fitted

Bedroom 3

Having window overlooking garden, door into Airing Cupboard housing hot water cylinder

En-suite Cloakroom

With suite of wc and wash hand basin in white

Bedroom 4

Having 2 windows to rear elevation

House Bathroom

Having window overlooking garden, suite in white of pedestal wash hand basin, wc, bidet and panelled bath.

Second Floor Landing

With window to side with a lovely view across the village and surrounding countryside.

Bedroom 5

Having window to side with a view of the church

En-suite Shower Room

Having suite in white of wc, pedestal wash hand basin and shower cubicle with shower fitted.

Bedroom 6

Has window overlooking garden

Bedroom 7

Has window overlooking garden and a wooden floor, fitted cupboard and airing cupboard with hot water cylinder.

Dressing Room / Study

Having roof window to rear elevation.

House Bathroom 2

Having large window overlooking garden, oak flooring, attractive suite in white including a claw footed scroll edged bath with wc, pedestal wash hand basin and large walk-in cubicle with multi head shower fitted.

Outside

The property sits right in the centre of this desirable and well serviced village in conservation area. A driveway sits to side of the property with double opening gates onto a large, gravelled parking area. The garden is good sized with mature trees, level lawned gardens with stone edged borders, gravelled seating areas, mature hedging and fencing aiding privacy. Externally housed in a timber shed is the oil-fired boiler which heats domestic hot water and radiators. Small strip of land at the rear of the house.

Services

Mains electricity, mains water, mains drainage, oil fired heating to radiators and telephone to BT telecom regulations. Approximate Broadband speeds; Basic- 5mbps. Superfast- 57mbps. Flood risk- very low.





Agents Notes

1. The property is Grade II Listed
2. The property has a lift in the building to the 3 floors, however its decommissioned and covered over and plaster boarded.

Tenure

The Property is Freehold

Local Authority

Herefordshire Council

Council Tax Band

Band G

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 or visit our web site at www.samuelwood.co.uk

For out of office enquires 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 proceed into the village from the Ludlow direction you will see the Maidenhead Inn on the right hand side, take the turning opposite on the left hand side into the village and follow this to the T junction and then turn left and passing the Boot Inn on the left hand side. After a further 400 yards the driveway is next to the church on the right-hand side.







Floor Plans



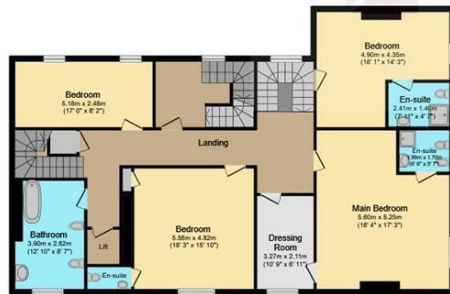
Basement

Floor area 60.8 m² (655 sq.ft.)



Ground Floor

Floor area 192.8 m² (2,076 sq.ft.)



First Floor

Floor area 149.7 m² (1,611 sq.ft.)



Second Floor

Floor area 115.6 m² (1,244 sq.ft.)

TOTAL: 518.9 m² (5,586 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

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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