



SAMUEL WOOD

Yew Tree, Richards Castle, Ludlow, Shropshire, SY8 4EQ

Asking Price £625,000



# Yew Tree,

Richards Castle, Ludlow, Shropshire, SY8 4EQ



- Most attractive Detached black and white house
- Close proximity to Ludlow
- Excellent parking and large outbuildings
- Viewing highly recommended
- Edge of village location
- Gardens and Orchard
- Well presented interiors

The attractive black and white detached cottage is located in the popular village of Richards castle and enjoys gardens, orchard and a range of useful buildings. Only a short drive into historic Ludlow, Accommodation is full of charm and character and benefits from double glazing and oil fired heating. Includes Reception Porch, large Reception Hall, Living Room and Sitting Room both with wood burners. store cupboard, Large Farmhouse Kitchen, Shower Room, Side Porch, First Floor Landing with 3 Double Bedrooms and family Shower Room. No Onward Chain. EPC rating E



The property sits on the edge of this popular village which straddles the Shropshire / Herefordshire border. Village facilities include Public house, village hall, church and an active community. The whole is more fully described as follows;

The property opens into a Reception Porch with door to frontage and window to side.

### Reception Hall 16'10" x 11'4" (5.15m x 3.46m)

Full of character with oak flooring, ceiling beams, wattle and daub features. Under stairs cupboard with useful shelving.

### Sitting Room 17'5" x 11'4" (5.33m x 3.47m)

Three windows look out to the frontage with lovely rural views. Exposed oak flooring and ceiling beams. Feature inglenook fireplace with oak beam, flagstone hearth and wood-burning stove.

Hallway leads left to;

### Living Room 22'7" x 13'10" (6.90m x 4.22m )

Windows to frontage. Full of character. Ceiling and wall timbers, attractive Inglenook fireplace with wood-burning stove on a flagstone hearth. Oak beam and bread oven feature. French doors open up to the rear patio and garden.

### Wet Room 7'4" x 6'0" (2.26m x 1.83m)

Window to rear, extensively tiled walls and floor, a suite in white of WC with bidet, wash handbasin and shower area with multi-head shower fitted, seat and grab rail. Electric underfloor heating.

Storage cupboard, shelving and door.

### Farmhouse Kitchen 23'0" x 20'6" (7.03m x 6.26m )

The large kitchen is nicely fitted with a modern range of matching units with cream coloured fronts, worksurfaces and splashbacks. Three windows all overlook the rear garden and lovely views beyond. There is an oil fired rayburn running the central heating and radiators, part underfloor heating fed off the rayburn. Walk in pantry with shelves. Space and plumbing for a dishwasher and a fridge.



### Side Porch

has door to frontage and window to front side.

### First Floor Landing 11'5" x 11'1" (3.50m x 3.40m )

Wattle and daub features, exposed timbered features, 2 windows to frontage with a lovely outlook, half door into loft storage area, up and over roof window. Could be used as a study/ office. Access into roof space.

Right to;

### Bedroom 11'9" x 11'5" (3.60m x 3.50m)

Two windows to front and lovely rural views, exposed wall timbers.

Landing left to;

### Family Shower Room 8'2" x 7'10" (2.50m x 2.40m)

Window to rear, extensively tiled floor and walls, modern suite in white to include washhand basin with excellent vanity cupboards, bidet, WC and double width shower cubicle with shower fitted.

Off the Landing are;

Double doors into the Airing Cupboard housing the Tempest hot water cylinder with pressure bell.

### Bedroom 15'7" x 10'11" (4.76m x 3.33m )

Two windows to the frontage enjoying the lovely rural aspect, exposed timbered features and across one wall an excellent range of fitted wardrobe cupboards.

### Bedroom 12'5" x 11'1" (3.80m x 3.40m)

Window overlooking the rear garden. Fitted wardrobe with extensive shelving.

### Outside

The property is approached onto a gravelled frontage which provides extensive parking. Sitting to the side of the property are very useful large detached outbuildings.

The first measures internally 6.30m x 5.10m. ( 20'8 x 16'8) There is a concrete floor and large opening frontage making the building ideal as a garage. This building has a separate rear workshop area measuring internally 3.30m x 3.40m ( 10'9 x 11'9) For this building please note that although not connected, there is armoured cabling in situ and an outside tap. The steel framed clad building has light and power connected.

Adjoining this building is a useful log store and potting shed with separate stable door opening.

There is also a spacious steel framed clad building with two sets of high double doors. The height and size of the building would lend itself very well to house a motorhome, caravan, boat or used as a large workshop. Concrete floor. light and power connected. Water tap nearby. This measures internally 9.20m x 5.90m ( 30'2 x 17'0)

The large rear garden is laid mainly to a lawn. A good sized stone patio can be accessed from the house edged with a raised border of plants and shrubs.

Fenced at the rear of the garden is an orchard with a selection of fruit trees, further outbuildings and some partly collapsed outbuildings.

### Services and Agents Note

Mains electricity, Mains water, private drainage. The property benefits from Oil-fired heating via the Rayburn to include underfloor heating and radiators whilst there is some underfloor heating via electric. Approximate broadband speed 17-40 mbps.

### Local Authority

Shropshire Council

### Council Tax

Band E





### 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 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 approach the village from the Ludlow direction go past the church on the right hand side and having gone through some s-bends the turning is on the left hand side with Yew Tree being the first house up this lane on the left hand side ( if you get to the village hall you have missed the turn).







## Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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