



SAMUEL WOOD

5 Snitton Gate, Snitton, Ludlow, Shropshire, SY8 3JX

Offers Based On £535,000



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- Extended and improved 4 bedroom detached cottage
- Fantastic far reaching views
- Excellent parking
- Internal inspection essential
- Rurally located away from main roads
- Good sized cottage garden
- Modernised and substantially extended

This much improved and substantially extended detached 4 bedroom country cottage enjoys a lovely rural setting, well away from main roads with a fantastic view over fields, South Shropshire countryside and historic Ludlow in the distance. The property sits in pretty cottage gardens with excellent driveway parking whilst accommodation much improved and substantially extended by the current vendors benefits from oil fired heating and upvc double glazing to include: Entrance Porch, Entrance Hall, Cloakroom, Modernised Kitchen, Opening into large Dining area in turn opening into a light and airy Living space taking in these phenomenal views. There is then a cosy Sitting Room, First Floor Landing, 4 bedrooms and Shower Room. Viewing is highly recommended.



Snitton is a rural hamlet sitting on the lower slopes of The Clee with fantastic far reaching views, yet Ludlow is a short drive being approximately 5 miles to the west and is renowned for its culture, architecture and festivals.

Front door opens into

Entrance Porch

With quarry tiled floor and windows to front elevation taking in this fantastic view. Glazed door into

Entrance Hall

With quarry tiled floor and understairs storage cupboard having space and plumbing for washing machine.

Cloakroom

with quarry tiled floor and a suite in white of wc and wash hand basin.

Kitchen 24'6" x 22'4" (7.48m x 6.82m)

Recently re-fitted with a modern range of matching units with grey fronts, attractive work surfaces and splashbacks. Included in the sale is a Rangemaster cooker with extractor positioned above. There is an integrated Smeg dishwasher, pantry cupboard, quarry tiled floor and opening through into the



Dining Room

with windows overlooking the rear garden, quarry tiled floor, open plan into

Living Room

With beautiful full length picture windows and double opening doors out onto a front terrace where this glorious view across open fields and towards Ludlow and surrounding countryside can be enjoyed. There is a further window to front side, door to rear elevation and quarry tiled floor.

Sitting Room 13'0" x 10'0" (3.98m x 3.05m)

With window to front elevation, ceiling timber, fitted bookshelves, oak effect flooring, feature fireplace with heavy beam over, bricked hearth with Clearview woodburning stove, exposed brickwork and bread oven feature.

First Floor Landing

with linen cupboard with shelving

Bedroom 1 13'10" x 11'9" (4.24m x 3.60m)

with windows to front and front side elevations enjoying this glorious view and access to roof space.

Bedroom 2 13'10" x 8'3" (4.24m x 2.54m)

with window to frontage and this lovely view and excellent fitted wardrobe cupboards with hanging rail and shelves.

Bedroom 3 10'1" x 9'8" (3.08m x 2.96m)

with window to frontage with this fantastic view and access to roof space.

Bedroom 4 8'10" x 6'0" (2.70m x 1.83m)

with window to rear side and double doors into wardrobe with hanging rail.

Shower Room 8'0" x 5'8" (2.44m x 1.73m)

with window to rear elevation and a modern suite in white of pedestal wash hand basin, wc and shower cubicle with shower fitted.

Services:

Mains electricity, private water, private drainage, oil fired heating to radiators. In the open plan Kitchen/Dining/sitting area there is the addition of underfloor electric heating, windows are upvc double glazed. Broadband speeds - Basic 24 Mbps, Flood Risk – Very Low.





Outside

The property is approached onto a gravelled driveway with double gates partially down the drive and this then leads to the front of the cottage with a Cotswold stone finish and a paved seating area taking in this glorious view across a field, South Shropshire hills and historic Ludlow in the distance. Also housed at the front side of the property is the Warmflow oil fired boiler which heats domestic hot water and radiators together with the oil tank. Sitting at the rear side of the property there is a further paved seating area and brick steps then lead up onto the main part of the garden which is laid to lawn and is interspersed with mature borders, trees and shrubs. Further steps then lead up where a small pond can be found and there is low picket style fencing and a gate which leads into the top section of garden where further borders, a selection of mature trees including an apple tree, greenhouse and garden shed can be found.

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 enquiries please phone Andrew Cadwallader on 07974 015764

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Directions

Travelling from Ludlow, proceed East on the A4117 Clee Hill Road, turn right signposted Snitton continue for approximately 1.3 miles into the Hamlet of Snitton, follow lane passed green triangle of land to your left, then turn left signposted Snitton Gate and Cold Oak Farm, follow this lane for approximately 150 yards taking the first turning on your right into 5 Snitton Gate driveway.







Floor Plans



Ground Floor
Floor area 70.1 m² (755 sq.ft.)

First Floor
Floor area 57.6 m² (620 sq.ft.)

TOTAL: 127.7 m² (1,375 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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