



SAMUEL WOOD

The Willows Burway Lane, Ludlow, Shropshire, SY8 1DT

Asking Price £695,000





# The Willows Burway Lane

Ludlow, Shropshire, SY8 1DT



- One of Ludlow's best locations
- Plot of around 1/5th of an acre
- Well presented interiors
- 4 / 5 bedroom detached house
- Fine views over open farmland towards Ludlow Castle
- Internal inspection essential

This 4 / 5 bedroom detached house sits in one of Ludlow's finest locations with a phenomenal rural view to include Ludlow Castle, yet tucked away on a no through road within an easy walk into the town centre. Outside the property sits in grounds of 1/5th of an acre to include excellent driveway parking and an enclosed rear garden backing onto fields. Accommodation, well presented, benefitting from upvc double glazing and gas fired heating includes: Entrance Hall, large Living Room, Conservatory, Kitchen / Breakfast Room, small Dining Room / Study, downstairs Bedroom with En-Suite Shower Room, First Floor Landing with 4 Bedrooms, En-Suite Shower Room 2 and House Bathroom. No onward chain



Burway Lane is an enviable location being a no through road, enjoying a rural outlook to rear elevation yet only a short walk into Ludlow's historic town centre and the facilities the town has to offer. Viewing of this delightful home is highly recommended.

## Recessed Porch

opens into

## Entrance Hall

with door and window to front elevation, coving and useful downstairs storage cupboard.

## Living Room 26'6" x 10'9" (8.08m x 3.29m)

with window to frontage with a deep sill, feature fireplace with wooden surround, marble inset and flame effect fire fitted. Sliding doors to

## Conservatory 11'9" x 9'2" (3.60m x 2.80m)

being of upvc construction with double glazed roof and from here a stunning view across the garden and surrounding Shropshire countryside can be enjoyed

## Kitchen / Breakfast Room 16'5" x 12'5" (5.02m x 3.80m)

with 2 windows to rear and door to same again with this stunning view. The room has tiled floor and ample room for table and chairs and is fitted with a matching range of units with cream coloured fronts, wood effect work surfaces and tiled splash backs, stainless steel sink unit and included in the sale is cooker, washing machine and fridge. Door opening to





**Dining Room 10'8" x 7'8" (3.26m x 2.36m)**  
with window to frontage

**Downstairs Bedroom 5 13'5" x 7'7" (4.11m x 2.33m)**  
with window to frontage and door into walk-in boiler cupboard housing the Baxi wall mounted gas fired boiler

**En-Suite Shower Room 7'8" x 7'7" (2.35m x 2.32m)**  
with window to rear elevation, modern suite with large shower cubicle, wc, wash hand basin with vanity cupboard. Tumble drier which is included in the sale.

**First Floor Landing**  
with window to frontage, access to roof space, door into airing cupboard housing the hot water cylinder and shelving

**Bedroom 1 12'5" x 12'2" (3.80m x 3.73m)**  
with window to rear elevation enjoying this stunning view

**En-Suite Shower Room 9'2" x 3'3" (2.80m x 1.0m)**  
with window to side and a suite in white of wc, pedestal wash hand basin and shower cubicle with shower fitted and tiled splash backs

**Bedroom 2 12'2" x 10'1" (3.73 x 3.09m)**  
with window to frontage

**Bedroom 3 8'10" x 8'4" (2.70m x 2.55m)**  
with window to rear taking in this stunning view and across one wall there are excellent fitted wardrobe cupboards

**Bedroom 4 9'7" x 7'10" (2.93m x 2.40m)**  
with window to frontage and a view over the cricket ground and double doors into wardrobe cupboards with hanging rail and shelf

**House Bathroom 8'2" x 7'1" (2.50m x 2.16m)**  
with window to rear and a suite in white of wc, pedestal wash hand basin, panelled bath, separate shower cubicle with shower fitted and extensively tiled walls

**Outside:**  
The Willows is approached through double opening gates onto a Cotswold stone gravelled driveway providing parking for several vehicles, there is a hedge along the front elevation and lawned gardens, high board fencing and laurel hedge provides screening from both neighbours and then gated access leads into the property's rear garden which is a stunning feature of this delightful home due to the phenomenal view across the garden, open farmland and towards Ludlow Castle. Directly at the back of the house and running right across the rear is a raised paved seating area, ideal for summer dining / barbecues. Steps then lead down to the main part of the garden which is laid to lawn with borders and a large garden shed. This garden is enclosed by high hedging aiding privacy with some shrubs and plants, a higher hedge at the bottom leads through to a smaller section of garden where a picket fence can be found and this area enjoys that view across open farmland.





### Services:

mains electricity, mains water, private drainage system, mains gas, gas fired heating to radiators, windows are upvc double glazed. Flood risk – no risk. Broadband speeds – 14 to 31 Mbps

### Local Authority:

Shropshire council, tax band – F

### Agents Note:

Fitted floor coverings, curtains, blinds and white goods in the kitchen are included in the sale price

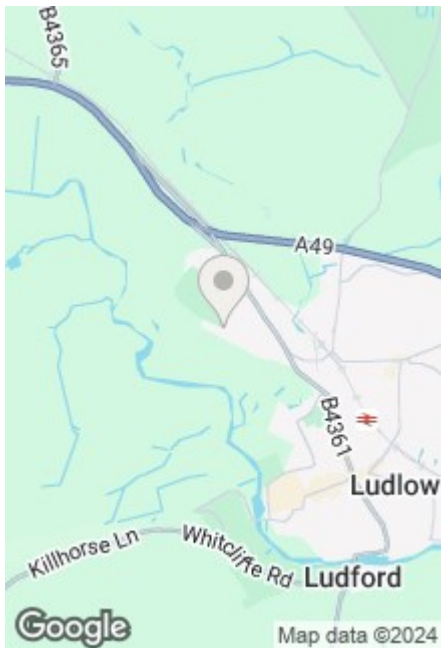
### Viewings

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

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### Directions

Directions: From Ludlow town centre proceed down Corve Street, over the traffic lights and after a short distance you will see Apple Green Garage on your right hand side and take the next turning on the left hand side into Burway Lane. Follow this lane, passing the entrance to the cricket club and the property can be found on the left hand side.









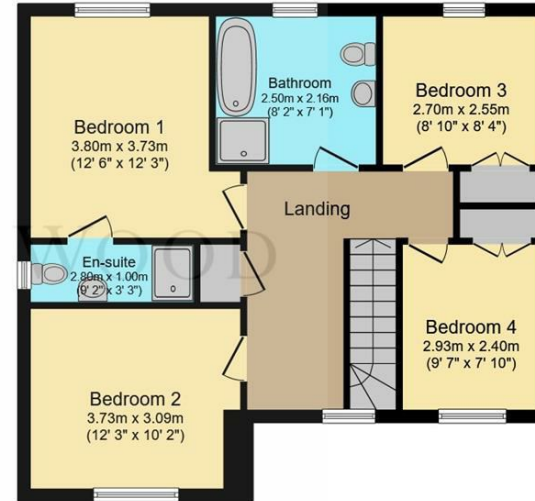




## Floor Plans



**Ground Floor**  
Floor area 88.7 m<sup>2</sup> (955 sq.ft.)



**First Floor**  
Floor area 63.6 m<sup>2</sup> (685 sq.ft.)

**TOTAL: 152.3 m<sup>2</sup> (1,640 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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