



SAMUEL WOOD

Glebe House, Caynam, Ludlow, Shropshire, SY8 3BN

Offers Over £650,000



Glebe House,

Caynham, Ludlow, Shropshire, SY8 3BN



- A substantial detached house
- Large and mature garden
- Numerous period features
- Internal inspection essential
- Popular village of Caynham, close to Ludlow
- Air source heating and solar panels
- Excellent driveway parking and garage

This delightful and substantial detached house sits in the popular village of Caynham within a short drive of historic Ludlow. The property enjoys a good sized and mature garden backing on to open farmland and has extensive parking and a detached garage. Accommodation full of charm and character but having the benefit of air source heating, solar panels and mainly secondary glazing includes: Large Entrance Hall, Drawing Room, Sitting Room, Kitchen / Breakfast room with Aga, Dining Room / Study, Utility Room, Cloakroom, 3 interconnecting Cellar Rooms, First Floor landing with 3 Double Bedrooms, En-suite Shower Room and House Bathroom. Staircase then leads to 2 further Attic Rooms. We advise internal inspection of this delightful home.



Recessed Porch

With upper glazed door opening into

Entrance Hall

With staircase rising to first floor and doored access to

Extensive Cellaring

With 3 predominant sections, the third section houses the hot water cylinder and the controls for the solar panels and air source heat pumps.

Drawing Room

A lovely light room with windows to both front, side and rear elevations with a view of the garden. There is a feature fireplace with wooden surround, tiled inset and open grate.

Sitting Room

Having a dual aspect with large bay window to front elevation and french doors out onto the rear garden. There is a feature fireplace with exposed brickwork, wooden surround and Clearview multi-fuel stove fitted. There are also 2 attractive Victorian corner cupboards.

Dining Room

With window to side overlooking the garden and 3 high level windows to front elevation. Fitted book shelves (currently used as a study)

Kitchen / Breakfast Room

With 2 windows overlooking the attractive gardens, ample room for large table and chairs and has a range of handmade pine units that include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks and a double drainer single bowl stainless steel sink unit. A feature of the room is the oil fired Aga which is used for cooking and helps to heat the water. Planned space for a dishwasher and fridge.



Utility Room

With 2 windows overlooking garden and door to same. Tiled floor, base cupboards in pine with heat resistant work surfaces and tiled splashbacks, planned space and plumbing for washing machine and dryer. Door into an airing cupboard with a factory insulated hot water cylinder and a radiator. There are then 2 good size pantry cupboards both with extensive shelving, tiled floor matching that of the utility.

Cloakroom

With window to rear elevation, tiled floor and a suite in white of wash hand basin and wc.

First Floor Landing

With window to rear elevation overlooking gardens. Door into linen cupboard with shelving and radiator.

Bedroom 1

With large window to frontage, fitted wardrobe cupboards with hanging rail and shelf

En-Suite Shower Room

With window to rear elevation, tiled floor and modern suite in white of wc, wash hand basin with vanity cupboard and corner shower cubicle with multi head shower fitted, tiled splashbacks and heated mirror.

Bedroom 2

With window to side with this lovely aspect, fitted wardrobe cupboard with hanging rail and shelving.

Bedroom 3

With window to side elevation with this lovely view and fitted wardrobe cupboard with shelving and hanging rail.

Bathroom

With window to rear elevation, tiled floor and modern suite of panelled bath, wash hand basin with vanity cupboard, wc and corner shower cubicle with multi head shower fitted, tiled splashbacks and heated mirror.

Staircase rises to

Second Floor Landing

With doors into eaves storage, up and over double glazed roof window and access to roof space.

Attic Room 1

With window to side, double glazed roof window to rear elevation, some useful storage to eaves and a cupboard with hanging rail. Fitted chest of drawers and hand basin.

Attic Room 2

With up and over roof window to rear elevation, window to side with this pretty view, fitted cupboard with hanging rail, useful open eaves storage area along with some chest of drawers which are fitted and a wash hand basin.

Outside

The property is approached onto a large tarmac driveway providing parking for up to 5 cars, there is then stone walling and personal gate leading across a slabbed pathway to the front door. The front boundary has a high hedge aiding privacy and that front garden is laid to lawn with a heather bed. Off the driveway there is a detached garage, having light and power fitted and window to side elevation. Useful storage at the top of the garage and there is an adjoining lean to greenhouse and a good sized fig tree. Attached to the garage is an electric car charging point together with a woodstore and the oil tank is here. The property has a delightful and fully enclosed rear garden being an exceptionally good size. At the back of the house there is a paved and circular seating area, level lawned garden with an abundance of mature trees and borders interspersed with shrubs and plants. There is a productive vegetable section with an excess of 20 beds, soft fruit section, rhubarb and asparagus beds, composting area. In this section and right across the rear there is then a low open fence which takes in a lovely view over open farmland. Sitting at the opposite side of the house there is a further lawned area which has a beautiful pond sitting right in the middle and this is full of wildlife.





Services

Mains electricity, mains water, private drainage system, oil fired aga for cooking in the kitchen and hot water. There is then a newly installed air source heat pump which runs radiators together with solar panels on the roof with battery backup. Both this and the air source were installed in 2024. Windows are of the period and are secondary or double glazed. Broadband Basic 9 Mbps, Ultrafast 1000 Mbps. Flood Risk – No.

Local Authority

Shropshire Council

Council Tax Band - F

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

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 Caynham from the Ludlow direction proceed through the village, passing the village hall on your left hand side and Glebe House will be found on the right hand side opposite the church.







Floor Plans



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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