



SAMUEL WOOD

The Old Forge 2 Angel Bank, Bitterley, Ludlow, Shropshire, SY8 3HT

Asking Price £350,000





 2  1  1  G

This detached 2 Bedroom barn conversion enjoying a large plot to include Gardens and Paddock of approximately 0.6 of an acre and sits in a convenient location on Angel Bank within a short drive into Ludlow's historic town centre. The property benefits from detached double garage and driveway parking whilst accommodation benefitting from double glazing and solid fuel heating includes; Living Room with vaulted ceiling, Kitchen / Diner, Side Porch, Inner Hallway, 2 Bedrooms, Bathroom, Spiral staircase to useful Attic. Viewing recommended. EPC G



- 2 Bedroom detached barn conversion
- Grounds approaching 0.6 of an acre
- Detached Double Garage
- Double Glazing and solid-fuel heating
- Viewing recommended

The property sits on Angel Bank with the nearest facilities being into Clee Hill Village whilst historic Ludlow is a short 10 minute drive and offers a comprehensive range of facilities. The whole is more fully described as follows;

An upper glazed door opens into the

#### **Living Room 13'11" x 13'11" (4.26m x 4.25m)**

with high vaulted ceilings with exposed brickwork, timbered features. There is a feature fireplace with heavy beam over with a Morso wood-burning stove sat on a tiled hearth. Windows to both front and rear elevations. The front window overlooks the garden and the paddock. There are then ledge and brace doors to

#### **Kitchen / Dining Room 14'1" x 7'10" (4.30m x 2.40m)**

having window to frontage, room for a table and chairs, flagstone floor, range of matching units to include base cupboards, wall cupboards and drawers. Stainless sink unit. Rayburn solid fuel cooker in here which runs the radiators and domestic hot water. There is an electric oven and hob, plumbing for a washing machine, room for a fridge. Timbered ceiling and exposed stonework. Door into

#### **Side Porch**

having windows and doors out to frontage.

#### **Inner Hallway**

having exposed stonework.

#### **Bedroom 1 10'5" x 9'11" (3.18m x 3.04m)**

having window to frontage.

#### **Bedroom 2 13'5" x 8'5" (4.11m x 2.59m)**

having to frontage and exposed stone wall.

#### **Bathroom 10'5" x 5'8" (3.20m x 1.75m)**

having exposed stone work and a suite in champagne of wash handbasin with vanity cupboard, W/C and panelled Bath with shower over.

Out of the Living Room a spiral staircase leads up into the

#### **Attic Space 12'4" x 10'10" (3.77m x 3.32m)**

with ceiling beams and truss. A narrow opening and doorway then opens into the

#### **Loft area 12'4" x 10'0" (3.77m x 3.05m)**

having double glazed window to front elevation, stone exposed features, timbered features and half-door into eaves storage.

#### **Outside**

The property is approached through double opening gates onto a gravelled driveway which provides parking for several vehicles. There is a detached Double Garage having 2 double opening doors to front elevation, 2 windows to rear, power and lighting fitted. The property backs onto the lane and sits side on to the A4117, with all of the gardens and grounds sitting at the front of the property. These gardens are mature and laid to lawn with a selection of trees to include numerous fruit and 2 small sheds. At the bottom of the garden gated access then leads into the property's paddock again with some fruit trees, with the total plot extending to approximately 0.6 of an acre.

#### **Services**

Mains electricity, Mains water, private drainage, solid fuel central heating via Rayburn. Windows are double glazed with some further secondary glazing, wood burning stove in the Sitting Room. Flood Risk- Very Low. Approximate Broadband speeds; Basic 13mbps, Superfast 80 Mbps.

#### **Directions**

Proceed from Ludlow on the A4117 Kidderminster Road as you start to go up Angel Bank you will see the turning on the Left hand side for Bitterley and the property sits on the corner of this junction. To access the driveway turn left into the Bitterley turn then first left into the Driveway of the property.

#### **Tenure**

Freehold

#### **Local Authority**

Shropshire Council  
Council Tax Band C

#### **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)

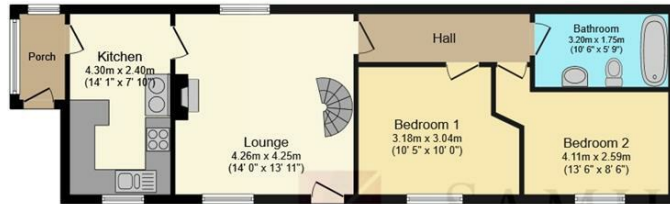
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

#### **Referrals**

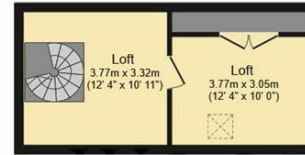
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



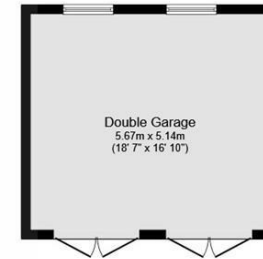
## Floor Plans



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



**First Floor**  
Floor area 20.1 m<sup>2</sup> (216 sq.ft.)



**Garage**  
Floor area 29.2 m<sup>2</sup> (315 sq.ft.)

**TOTAL: 112.9 m<sup>2</sup> (1,215 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)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk)