



SAMUEL WOOD

2 Huntington Lane, Ashford Carbonel, Ludlow, Shropshire, SY8 4DG

Asking Price £575,000



2 Huntington Lane

Ashford Carbonel, Ludlow, Shropshire, SY8 4DG



- Detached bungalow extending to 2000 square feet
- 4 Bedrooms, 3 Bathrooms
- Modern kitchen and bathroom fittings throughout
- Plot extending to approaching 1/3 of an acre
- Desirable and popular South Shropshire village
- Large living room and spacious kitchen / dining / family room
- Air source heating, wood burner and triple glazing
- Viewing advised

This substantial 4 bedroom, 3 bathroom detached bungalow sitting in the desirable South Shropshire village of Ashford Carbonel has accommodation extending to 2,000 square feet and sits on a plot approaching 1/3rd of an acre that includes mature gardens and excellent parking. Accommodation benefitting from air source heating and triple glazing is modern and well presented throughout to include: Entrance Hall, Cloakroom, Living Room with woodburner, large Kitchen / Dining / Family Room, Utility Room, Inner Hallway serving 3 Double Bedrooms, House Bathroom, 2 large En-Suite Bathrooms and Bedroom 4 / Study. An internal inspection of this delightful home is advised.



Ashford Carbonel is a desirable and pretty village sitting in South Shropshire and being approximately 4 miles from historic Ludlow. The village has Church, recreation ground, Village Hall which hosts 2 pub nights per week and a highly regarded Junior School. The village is also on a no through road and is surrounded by beautiful Shropshire countryside right on the doorstep

Canopied Porch

with front door and matching side window opens into

Spacious Entrance Hallway

With door into a linen cupboard with shelving and access to roof space

Cloakroom

with window to frontage and a modern suite in white of wc and wash hand basin, tiled floor and tiled splashbacks.

Living Room 19'9" x 15'1" (6.04m x 4.60m)

with large bay window to front elevation with window seat, attractive fireplace with wood burning stove fitted, extensive ceiling down lighters and large opening through into

Kitchen / Dining / Family Room 20'2" x 20'2" (6.17m x 6.16m)

with large window and door to rear garden with a lovely view over the garden and 2 further windows to rear side. The dining area has ample room for large table and chairs whilst the kitchen is comprehensively fitted with a modern range of matching units with cream-coloured fronts, central island with large Neff electric hob and extractor positioned above, opposite which is a Neff double oven whilst integrated into the units is a dishwasher and fridge freezer



Utility Room 8'10" x 7'4" (2.70m x 2.24m)

with tiled floor and a light tube, range of matching units with wood styled fronts, stainless steel sink unit, planned space and plumbing for washing machine and dryer

Bedroom 1 15'8" x 13'2" (4.78m x 4.03m)

Sits at the rear of the property with 2 windows overlooking the garden and the fields beyond. Across one wall there is an excellent range of fitted wardrobes with sliding doors

Large En-Suite Bathroom 11'8" x 5'10" (3.58m x 1.78m)

with light tube and a modern suite in white incorporating wc, wash hand basin with vanity cupboards, panelled bath and double width shower cubicle with multi-head shower fitted and extensively tiled walls

Bedroom 2 13'4" x 9'10" (4.07m x 3.01m)

with window overlooking rear garden and excellent fitted wardrobes with hanging rails

En-Suite Shower Room 7'7" x 6'4" (2.33m x 1.95m)

with light tube and modern suite in white of wash hand basin with vanity cupboard, wc and double width shower cubicle with multi-head shower fitted and tiled splash backs

Bedroom 3 11'5" x 9'5" (3.50m x 2.88m)

with window to frontage

Bedroom 4 / Study 8'0" x 6'11" (2.45m x 2.113m)

with window to frontage

Family Bathroom 8'11" x 6'0" (2.72m x 1.85m)

with window to side and a modern suite in white of wc, pedestal wash hand basin and panelled bath, separate shower cubicle with multi-head fitted, tiled splashbacks and tiled floor

Outside:

The property is approached through a gate onto a large tarmac frontage and stone wall to front elevation raised beds with an array of shrubs and plants. Off the driveway there is an electrically operated up and over shutter door into useful store which also houses the controls for the air source heating and the pressurised tank along with the manifolds for the underfloor heating. Secure gated access then leads down the side of the property to a delightful and fully enclosed rear garden, the total plot extending to a third of an acre. Directly at the rear of the house and spanning the total width of the property is a delightful, paved seating area and the rear garden enjoys a southerly aspect. 2 steps then lead down from the seating area onto a level lawned garden, this is interspersed with a selection of beds with shrubs and plants, large summer house being of wood construction with double glazed windows, light and power fitted and provides an excellent hobby space, potential homeworking or gym space. From here there is an archway with climbing plants, greenhouse, 2 large and raised productive vegetable sections, a raised pond and 2 further garden sheds along with a large cooking apple tree. The property has mature hedging to boundaries and backs onto a field.

Services:

mains electricity, mains water, mains drainage, air source heat pump which runs the radiators and underfloor heating throughout the property. Wood burning stove in living room, windows are upvc triple glazed. Broad band speed – 37 Mbps Flood risk – no risk.

Local Authority:

Shropshire council, tax band – E

Tenure:

The property is freehold





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

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 drive into Ashford Carbonel, continue through the village passing the village hall on your right hand side. You will then come to a 90 degree turn to your left hand side with a triangle of grass in front of you. Go round to the left and 2 Huntington Lane will be found on the right hand side as indicated by the agents for sale sign









Floor Plan

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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