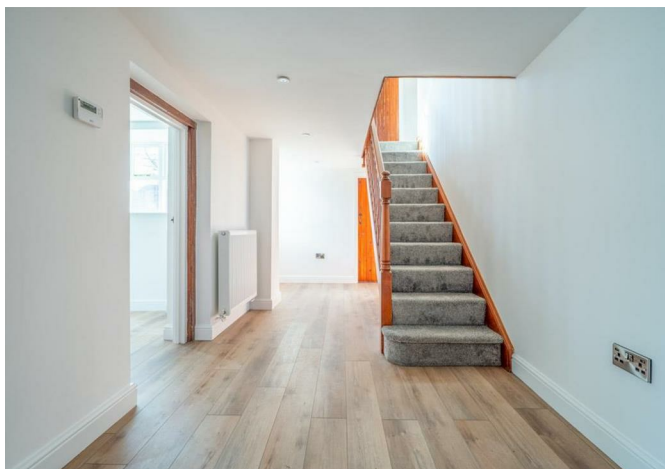




SAMUEL WOOD

Burway Toll Cottage Bromfield Road, Ludlow, Shropshire, SY8 1DN

Offers Based On £400,000



This Grade II listed 3 double bedroom detached toll cottage sits in a convenient location within a short walk of Ludlow's historic town centre. The property has some character features and has had the benefit of upgraded heating, kitchen, bathroom, en-suite and cloakroom and is worthy internal inspection. Outside the property enjoys driveway parking and gardens to side and rear. No onward chain

- 3 double bedroom Grade II listed detached toll cottage
- Easy reach of Ludlow's town centre
- Off road parking and gardens
- Much improved interiors
- Character features
- No onward chain

### Porch

underneath which is the front door which opens into

### Spacious Entrance Hallway

with door to rear garden. Ledge and brace doors then lead off to the ground floor accommodation and include:

### Living Room 16'0" x 12'6" (4.90m x 3.82m)

with 4 attractive windows, 3 to front elevation and 1 to front side, ceiling beam and archway through to

### Dining Room 12'8" x 8'7" (3.87m x 2.62m)

with 2 windows overlooking the rear garden

### Kitchen / Breakfast Room 11'8" x 11'7" (3.57m x 3.54m)

with windows to front and rear elevations and double doors to rear elevation. The room has been recently re-fitted with a modern range of matching units with grey fronts, heat resistant work surfaces, single bowl single drainer sink unit, gas hob with extractor positioned above and electric oven below, integrated fridge, freezer and dishwasher, room for table and chairs and ceiling beam

### Utility Room / Cloakroom

with window to rear, space and plumbing for a washing machine with heat resistant work surface, wc and wash hand basin in white and the Worcester wall mounted gas fired boiler is housed here and heats domestic hot water and radiators

### First Floor Landing

with window to rear elevation and access to roof space.

### Bedroom 1 13'11" x 12'6" (4.26m x 3.83m)

with windows to both front and side elevations and ceiling down lighters

### Bedroom 2 12'2" x 11'11" (3.73m x 3.65m)

with window to rear elevation, access to roof space and ceiling down lighters

### Bedroom 3 12'9" x 8'5" (3.91m x 2.57m)

with window to rear elevation and ceiling down lighters

### Bathroom 7'8" x 7'4" (2.34m x 2.24m)

with ornate window to front elevation, newly fitted suite in white of wash hand basin with vanity cupboard, wc and panelled bath with shower screen, shower over and splash backs

### Shower Room 7'5" x 4'0" (2.27m x 1.24m)

with window to rear with a lovely view across the road to the surrounding hills. Newly fitted suite of wc and double width shower cubicle with multi-head shower fitted

### Outside:

The property is approached onto a paved frontage with front door accessed under a covered porch. Also off the roadway there are double gates leading onto a concrete driveway sitting at the side of the house and provides parking. Here there is an enclosed garden with fencing and mature hedging aiding privacy and paved seating area off the double doors from the kitchen. Steps then lead up to the top tier of garden which is in need of landscaping and in turn a pathway leads to a side garden which has lawn and is also need of landscaping

### Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators. Flood risk – low risk. Broadband speeds 15 – 56 Mbps, ultrafast 1000 Mbps

### Local Authority:

Shropshire council, tax band - D

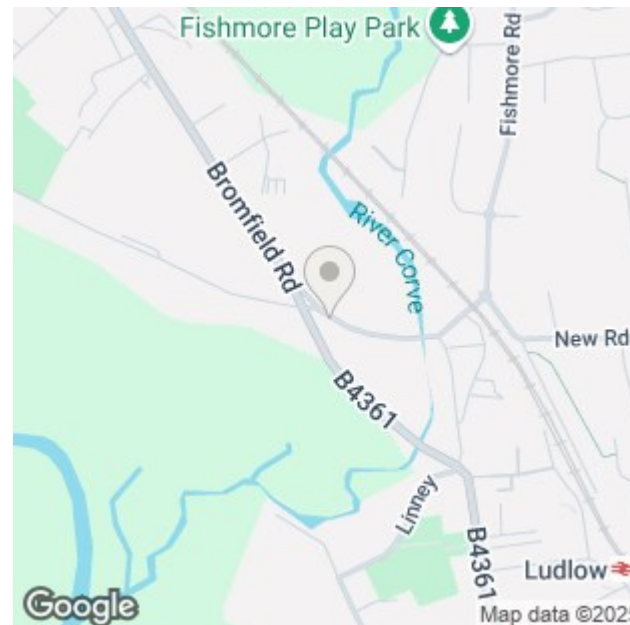
### Viewings

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

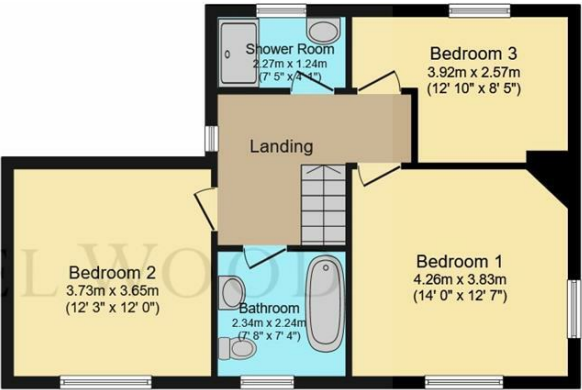
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Floor Plans



**Ground Floor**  
Floor area 54.3 m<sup>2</sup> (585 sq.ft.)



**First Floor**  
Floor area 53.8 m<sup>2</sup> (579 sq.ft.)

**TOTAL: 108.2 m<sup>2</sup> (1,164 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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