



SAMUEL WOOD

Sunrise 4 Overton Grange Farm, Overton, Ludlow, Shropshire, SY8 4DX

Offers Over £450,000



Sunrise 4 Overton Grange Farm

Overton, Ludlow, Shropshire, SY8 4DX



- Current Vendor has undertaken window and external door upgrades
- 5 minute drive into Ludlow
- Driveway parking & integral garage
- Substantial detached 3 bedroom house
- Lovely location well away from main roads
- Grounds of just over ¼ of an acre
- Fantastic view from the garden over fields to as far as Clee Hill

** Vendor has redecorated and upgrading the windows and external doors ask office for details**

This spacious 3 double bedroom detached house sits in an enviable location in the small Hamlet of Overton which is under a 5 minute drive into historic Ludlow. The property sits in just over ¼ of an acre of gardens and grounds and enjoys a phenomenal view over farmland as far as Clee Hill, to include driveway parking and an integral garage. Accommodation benefitting from gas fired heating and upvc double glazing is in need of upgrading and improvements but includes: Reception Porch, Reception Hall, Living Room, Conservatory, large Kitchen / Breakfast Room, Dining Room, Side Passage, Utility, Cloakroom, First Floor Landing with 3 Double Bedrooms and large Bathroom. No onward chain.



Overton is a pretty village, being a short 5 minute drive into Ludlow's historic town centre which is renowned for its architecture, culture and festivals and has a good rang of facilities.

The property is approached into a

Porch

with windows overlooking the garden, further glazed door into

Hallway

with useful understairs storage

Living Room 18'11" x 11'2" (5.77m x 3.42m)

with 2 windows overlooking the gardens with this fantastic view over open farmland and towards Clee Hill. Feature fireplace with TV display area (non-functional) and archway through into

Conservatory 11'7" x 8'1" (3.54m x 2.48m)

being of upvc construction and has this fantastic view over the gardens and fields thereon.

Kitchen / Breakfast Room 17'6" x 12'0" (5.34m x 3.66m)

with 2 large windows overlooking the driveway, tiled floor, ample room for table and chairs, fitted with a range of matching units with wood styled fronts. There is a 1½ bowl sink unit, gas hob, electric oven adjacent, integrated fridge and freezer



Dining Room 11'10" x 8'10" (3.62m x 2.70m)
with window to rear elevation

Side Hallway

with door to frontage and stable door to rear, tiled floor and opens into a

Utility Room 7'10" x 7'4" (2.40m x 2.26m)

with stainless steel sink unit, base cupboard, space and plumbing for washing machine, window to rear elevation and door into

Cloakroom

with wc and wash hand basin

First Floor Landing

with large picture window with this fantastic view over farmland towards Clee Hill and access to roof space

Bedroom 1 17'7" x 8'7" (5.37m x 2.63m)

with window to frontage and window to side with this fantastic view. Across one wall there is an excellent range of fitted wardrobe cupboards with hanging rail and shelves

Bedroom 2 11'9" x 10'5" (3.60m x 3.18)

with window to rear with this lovely aspect and a wash hand basin with vanity cupboard

Bedroom 3 11'4" x 10'2" (3.46m x 3.12m)

with window overlooking the garden with this fantastic far reaching view and wash hand basin with vanity cupboard

Large Bathroom 11'7" x 6'10" (3.54m x 2.10m)

with window to rear and a suite that includes pedestal wash hand basin, wc, panelled bath, separate shower cubicle with shower fitted, tiled splash backs and door into airing cupboard housing the hot water cylinder and shelves

Outside:

The property is approached through double opening gates onto a tarmac driveway which provides parking. Off here an up and over door leads into the garage which has concrete floor, personal door back into the side passage, window to rear elevation, access to roof space and the Worcester wall mounted gas fired boiler is housed in here and heats domestic hot water and radiators. The front garden with the property is laid to lawn and has a selection of mature shrubs with pathway then leading round to the side of the property where the majority of the garden sits, this garden in the main is laid to lawn, interspersed with mature trees, shrubs and plants. There is a low fence at the bottom of the garden which takes in the lovely view over fields and Clee Hill. Sitting at the rear of the house is a 2 tiered paved terrace with a lawn and hedging denoting boundaries.





Local Authority:

Shropshire Council, tax band – D

Services:

Mains electricity, mains water .tbc. Shared private drainage, gas fired heating to radiators, windows are double glazed. Broadband speeds – 80 Mbps. Flood risk – very low.

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

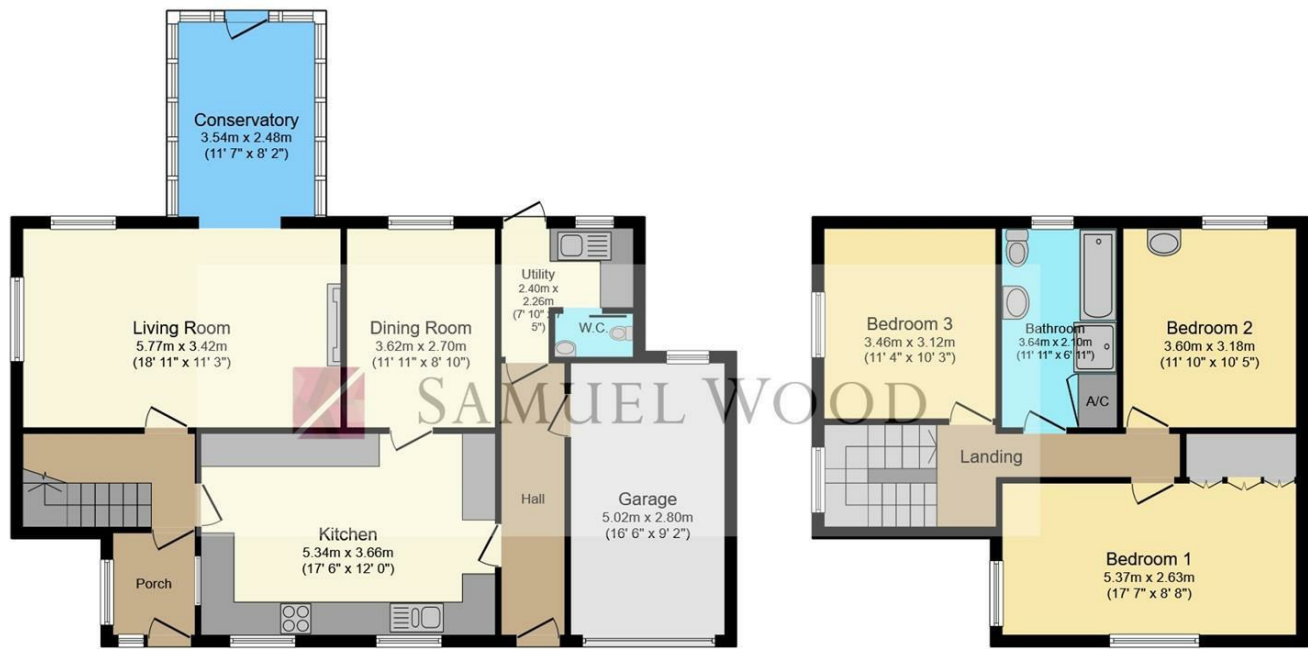
Directions: From Ludlow proceed out of the town over the bridge passing the Charlton Arms. Follow this road for around 1½ miles taking the turning on your right hand side signposted Richards Castle on the B4361. Follow this road and as you approach Overton village there is a turning on the left hand side just before a brown and white Border Oak property, take this turn following the private road down and you will see Overton Grange Farmhouse in front of you and Sunrise Cottage sits next to the Farmhouse







Floor Plans



Ground Floor

Floor area 96.0 m² (1,033 sq.ft.)

First Floor

Floor area 56.9 m² (613 sq.ft.)

TOTAL: 152.9 m² (1,646 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

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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