



SAMUEL WOOD

Redroof, Castle Road, Richards Castle, Ludlow, Shropshire, SY8 4EW

Offers Over £475,000







# Redroof, Castle Road

Richards Castle, Ludlow, Shropshire, SY8 4EW



- Spacious detached bungalow
- Close to historic Ludlow
- Oil heating, upvc double glazing, wood burner and solar panels
- Good sized garage block and parking
- Central village location
- Plot of approx. 0.3 of an acre
- 3 bedrooms, 2 bathroom, 2 reception rooms
- Mature gardens

This spacious 3 double bedroom detached bungalow enjoys a non-estate location in this popular village close to historic Ludlow and enjoys excellent driveway parking, garage block and just under 0.3 of an acre of garden and grounds. Accommodation benefitting from oil fired heating, upvc double glazing, solar panels and wood burner is of spacious proportions to include: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Boiler Room, 3 large Double Bedrooms, large En-Suite Bathroom and House Shower Room. EPC rating C.



Richards Castle is a popular village having a Public House, Village Hall, Church and active local community. The village straddles the Shropshire / Herefordshire border and a larger range of facilities can be found in historic Ludlow which is 5 miles to the North

## Recessed Porch

with front door opens into

## Spacious Entrance Hall

with access to roof space

## Sitting Room 20'0" x 12'0" (6.12m x 3.67m)

with windows to both front and side elevations and a view across the roof tops. There is an attractive feature fireplace with a Clearview multi-fuel stove fitted

## Dining Room 16'1" x 10'10" (4.92m x 3.32m)

with window to rear elevation and access into the roof space with a drop down ladder providing excellent storage space with Velux roof windows to rear elevation and has potential for additional accommodation subject to any necessary consents and permissions



### **Kitchen / Breakfast Room 16'0" x 9'10" (4.90m x 3.00m)**

with windows to side, rear and stable door to rear elevation There is ample room for table and chairs whilst the kitchen is fitted with a matching range of cream coloured units, wood effect work surfaces, 1½ bowl ceramic sink unit, electric hob with extractor positioned above and electric double oven adjacent, integrated fridge and freezer together with space and plumbing for a washing machine and dishwasher

### **Walk-in Boiler Room**

housing the Worcester oil fired boiler which heats domestic hot water and radiators, window to rear elevations, base cupboard and useful hanging space

### **Bedroom 1 18'6" x 10'9" (5.66m x 3.30m)**

with windows to rear and rear side. Across one wall there is an excellent range of fitted wardrobe cupboards with hanging rail and shelving

### **Large En-Suite Bathroom 12'8" x 6'8" (3.87m x 2.04m)**

being extensively tiled with non-slip floor and suite of wash hand basin with vanity cupboard, wc and panelled bath. Wet-room section with shower fitted, grab rails and window to side elevation

### **Bedroom 2 14'0" x 10'9" (4.27m x 3.28m)**

with window to frontage with this lovely view across the roof tops

### **Bedroom 3 13'1" x 11'1" (4.00m x 3.40m)**

with window to frontage with this lovely roof top view

### **Shower Room 6'9" x 6'2" (2.06m x 1.88m)**

with window to rear elevation and a suite in white of wash hand basin, wc, large double width shower cubicle with shower fitted and extensively tiled walls

### **Outside:**

Red Roof enjoys a non-estate location on Castle Road in this popular village which straddles the Shropshire / Herefordshire border. The property is approached onto a large tarmac driveway which leads to the rear of the property and provides extensive parking and a Detached Garage having up and over door, concrete floor and power fitted, window and door to rear elevation. Adjoining the garage there is a useful lean-to store and sitting at the back of this store there is a useful breeze block and brick work shop having light and power fitted. Gardens with the property sit to front, side and rear with the whole plot extending to around 0.3 of an acre. The front garden has retaining wall to the front elevation, lawned garden interspersed with mature trees and shrubs, box hedging and pathway off the driveway leading to the front door. Gated access then leads into the side garden where there are further borders, more trees, garden shed, paved seating area directly at the back of the house with a further lawned garden and mature hedging to rear elevation aiding privacy. Fruit trees on the property include: apple, cherry, pear and plum







### Services:

Mains electricity, mains water, mains drainage. Oil fired heating to radiators, windows are upvc double glazed. The property has the benefit of solar panels on the roof and these provide reduced energy costs but do not provide an income. Electric vehicle charging point. Flood risk - very low. Broadband speed – 16 – 80 Mbps

### Local Authority:

Herefordshire council, tax band – E

### 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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### Directions

From Ludlow proceed into the village of Richards Castle turning right immediately before the Castle Inn public house into Castle Road and Red Roof is the second property on the left hand side as indicated by the agents for sale sign















**Floor Plan**  
Floor area 121.6 sq.m. (1,309 sq.ft.)

**TOTAL: 121.6 sq.m. (1,309 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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