



SAMUEL WOOD

Moss View 4 Culmington Court, Culmington, Ludlow, Shropshire, SY8 2DB

Offers Based On £350,000



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This period barn conversion is located in a courtyard setting of similar properties in this attractive South Shropshire village. Accommodation benefitting from electric heating and double glazing to include Reception Hall/Boot Room, Inner Hall, WC, Kitchen, Living Room, Dining Room, Conservatory, 3 Double Bedrooms and Bathroom. Outside the property has a front and rear garden with a rural outlook, parking and car port. EPC on order.

- Three Double Bedrooms
- Two Reception Rooms
- Gardens Front and Rear
- Parking For Two Vehicles
- Electric Heating
- Quiet Village Location
- Conservatory

Culmington is a popular village in the Corvedale that enjoys an active community, village hall and church. The historic market town of Ludlow and the well serviced town of Craven Arms are both a short drive away. A Viewing is highly recommended of this well presented and laid out home.

Front Door

Opens into good sized reception hallway, perfect for storing shoes and coats

Inner Hallway

Having wall mounted electric heater and window to frontage.

Sitting Room 17'7" x 12'1" (5.38m x 3.69m)

Having feature fireplace with brick front and wood burner fitted, wall mounted radiator, window to frontage and a lovely bay window overlooking the rear garden and views across the Shropshire countryside.

Kitchen 11'9" x 9'0" (3.60m x 2.76m)

Having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks. There is an integrated 4 ring electric hob with extractor positioned above, integrated microwave and oven along with fridge freezer, 1.5 bowl sink and drainer unit, planned space for washing machine and a window to rear elevation.

Conservatory 11'5" x 6'5" (3.50m x 1.97m)

uPVC double glazed, having a lovely feature stone wall of the property and double opening doors into the rear garden.

Cloakroom

Having WC and wash hand basin in white and tiled splashback.

Dining Room 13'4" x 8'3" (4.08m x 2.54m)

A fantastic sized room, having wall mounted electric heater and window to the rear elevation.

Staircase rises to a half landing

having a window to rear elevation with a fantastic rural view.

First Floor Landing

Having wall mounted radiator, airing cupboard housing the hot water cylinder with shelving fitted and 2 windows to the front elevation.

Bedroom 1 13'4" x 9'4" (4.08m x 2.86m)

Having fitted wardrobe with hanging rail and shelving, wall mounted radiator and windows to the front and rear elevations.

Bedroom 2 4.08m x 2.59m

Having fitted wardrobes with hanging rail and shelf, fitted drawers and further shelving, wall mounted electric heater and window to rear elevation.

Bedroom 3 9'9" x 8'0" (2.99m x 2.44m)

This is currently being used as a study but is a good-sized room with wall mounted electric heater and window to the rear elevation. Loft access with drop down ladder.

Bathroom 9'4" x 6'9" (2.87m x 2.06m)

A lovely, upgraded suite in white to include WC, wash hand basin to vanity cabinet, bath and separate shower unit with large Velux window letting in lots of light and wall mounted towel rail.

Outside:

The property is approached by a block paved driveway with parking space for one car. If you turn right while facing the property and walk down some steps you will find the carport which also provides additional storage. At the front of the property there is a lovely gravelled seating area. The rear garden has a patio directly off the property and then a lawn with a pathway leading down to decking and a range of raised beds, greenhouse and shed.

Services:

Mains electricity and water. Drainage is a shared treatment plant. Heating is Electric. Windows are Double Glazed. Flood risk - low risk. Broadband speeds - 11Mbps - 71 Mbps

The development has a management company for communal services and the yearly charge is £284.59

Local Authority

Shropshire Council

Tax Band: D

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

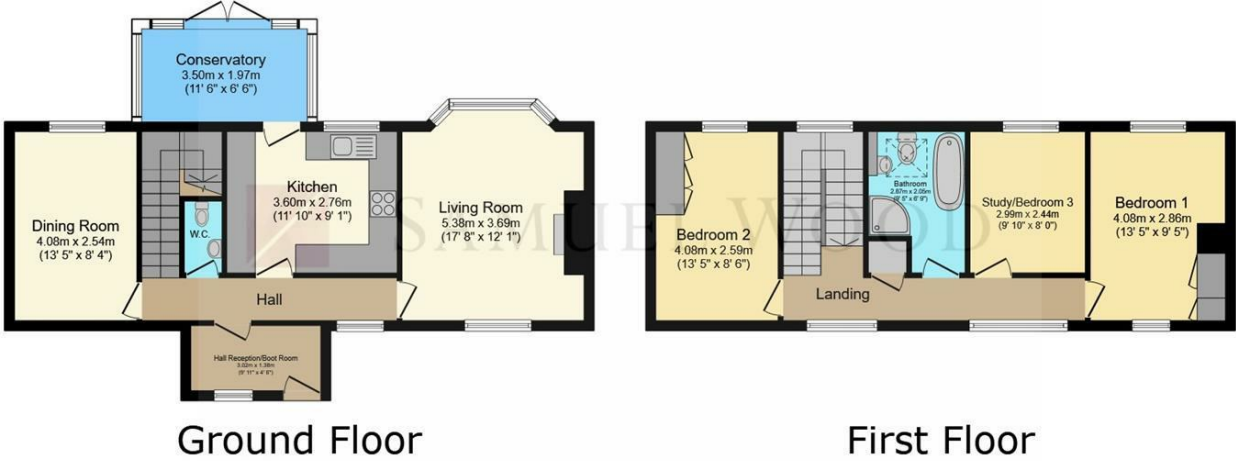
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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

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Floor Plans



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CONTEMPORARY AGENCY • TRADITIONAL VALUES
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