



SAMUEL WOOD

4 Rosedale Cottages Post Office Lane, Richards Castle, Ludlow, Shropshire, SY8 4EN

Offers Over £350,000







## 4 Rosedale Cottages Post Office Lane

Richards Castle, Ludlow, Shropshire, SY8 4EN



This attractive character 3 bedroom end terraced house sits in the popular village of Richards Castle, close to historic Ludlow and straddling the Herefordshire/Shropshire border. Accommodation full of character benefits from air source heating and either double or triple glazing to include Porch, Modern Kitchen/Dining Room, Living Room with wood burning stove, First floor Landing, 3 Bedrooms and Modern Bathroom. Outside the property has an attractive garden with off road parking for 3 cars, large garage size store and summer house/office and fantastic views. EPC on order



Richard's Castle is a popular and pretty village having facilities that include pub, church, village hall and active community. Historic Ludlow is 4.5 miles to the North and offers more comprehensive facilities.

Attractive stable door opens into

### Entrance Porch

With flagstone floor and large window overlooking the garden with this beautiful view to surrounding countryside. Upper glazed door opens into

### Spacious Kitchen / Dining Room 18'3" x 12'0" (5.57m x 3.67m)

Having windows to both front, side and rear elevations, there is a feature stone wall to one elevation, heavy oak beam and timbered ceiling. The kitchen area is fitted with a matching range of units with woodblock work surfaces, ceramic sink unit and tiled splashbacks. There is an electric hob with electric double oven below, space for fridge freezer and room for washing machine. The dining area having ample room for table and chairs.

### Living Room 17'9" x 11'0" (5.43m x 3.36m)

Having 2 windows enjoying this beautiful view, timbered ceiling and feature fireplace with exposed brickwork and woodburning stove. Staircase then rises to



### First Floor Landing

With window to rear elevation and door into airing cupboard housing the hot water cylinder

### Bedroom 1 12'0" x 9'10" (3.67m x 3.00m)

Has window to rear elevation with this phenomenal view across open fields and countryside

### Bedroom 2 10'8" x 10'4" (3.26m x 3.16m)

Has window to rear with this phenomenal view

### Bedroom 3 11'7" x 7'5" (3.54m x 2.27m)

Has window to front side

### Bathroom 8'10" x 5'10" (2.70m x 1.78m)

Having double glazed roof window and a modern suite in white of wc, wash hand basin with vanity cupboard and panelled bath with shower screen, shower over and tiled splashbacks.

### Outside

The property is approached off a lane onto a double width gravelled driveway providing parking for 2 cars. Gated access then leads into the garden where the front door can be accessed. Here there is then a large garage size shed with light and power fitted, window to side elevation, personal door into the garden and then below this there is a useful Summer House which the current vendors use as a small beauty business but has potential for a variety of uses, having light and power fitted, water and air conditioning unit together with a small chemical WC. The gardens with the property are in the main laid to lawn with gravelled seating area nearest the house taking in this lovely view across Herefordshire countryside, whilst at the bottom there is then a decked area and steps then down out of the rear garden where a further parking space can be found.

### Services:

mains electricity, mains water, mains drainage, air source heating to radiators and wood burning stove in the living room. Windows are a mixture of double and triple glazing.

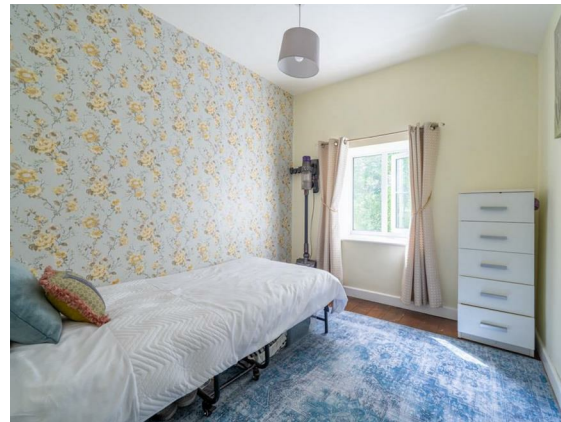
Broad band – Basic 16 Mbps, Superfast 80 Mbps. Flood Risk – Very Low.

### Local Authority

Herefordshire Council  
Council Tax Band C

### Tenure

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](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

### Referrals

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

From Ludlow drive into Richards Castle past the castle in public house taking the lane on the right on the brow of the hill, follow this lane and 4 Rosedale is on the left hand side











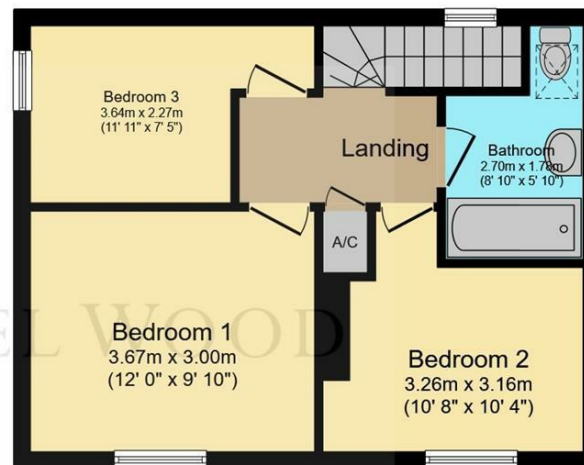


Floor Plans



Ground Floor

Floor area 42.2 sq.m. (455 sq.ft.)



First Floor

Floor area 39.2 sq.m. (422 sq.ft.)

Total floor area: 81.5 sq.m. (877 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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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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