



SAMUEL WOOD

Court Cottage Castle Road, Richards Castle, Ludlow, Shropshire, SY8 4EW

Offers Over £650,000



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- Grade II Listed character cottage
- Surrounded by farmland
- Mature cottage gardens extending to 0.3 of an acre
- Well presented interiors
- Edge of village location
- Double garage and parking
- Character features throughout
- A gem not to be missed

****OPEN TO OFFERS FROM PROCEEDABLE BUYERS**** This attractive 4 bedroom Grade II listed character village home sits surrounded by open farmland off a quiet lane, in cottage gardens extending to 0.3 of an acre. The property enjoys a double garage and driveway parking. Accommodation oozing character is well presented benefitting from oil fired heating to include large Entrance Hall, Sitting Room, Dining Room, Morning Room, Kitchen / Breakfast Room, Utility Room, Cloakroom, First Floor Landing with 4 Bedrooms, En-suite Bathroom and House Shower Room. Viewing advised of this wonderful village home. EPC - Exempt



Court Cottage sits in the popular village of Richards Castle which straddles the Shropshire/Herefordshire border and has facilities that include Public House, Village Hall, Church and active community. Historic Ludlow sits 4.5 miles to the North and has an excellent range of facilities.

Oak door opens into

Entrance Hall 12'4" x 11'5" (3.76m x 3.48m)

Full of character with wall and ceiling timbers, attractive window to garden, feature fireplace with woodburning stove fitted, engineered oak floor and understairs storage cupboard.

Sitting Room 13'10" x 10'9" (4.23m x 3.28m)

Having 2 windows to frontage, full of character with ceiling beam, ceiling timbers, wall timbering, attractive inglenook fireplace with heavy beam over, flag stone hearth with woodburning stove fitted. Feature bread oven and engineered oak floor.

Dining Room 13'9" x 9'4" (4.20m x 2.86m)

Having 2 windows and French doors out onto the attractive gardens, again full of character with timbered ceiling and walls.

Morning Room 12'5" x 10'10" (3.80m x 3.32m)

Having dual aspect with windows to both driveway and garden, timbered features, exposed brick work and engineered oak floor.



Kitchen / Breakfast Room 12'4" x 11'9" (3.78m x 3.60m)

Having 3 windows overlooking gardens, timbered ceiling, tiled flooring, feature bricked fireplace where the Rayburn oil fired range is found, this provides heating for the room, cooking and heating of radiators and water. The kitchen is fitted with a range of handmade units with oak fronts, wood work surfaces, Belfast style sink unit, integrated dishwasher, fridge and ample room for table and chairs.

Utility Room 12'4" x 6'7" (3.76m x 2.01m)

Having stable door onto driveway side, tiled floor matching that of the kitchen. Nicely fitted with a modern range of units to include base cupboards, wall cupboards and drawers, work surfaces and stainless steel sink unit. There is planned space for an American style fridge freezer, space and plumbing for washing machine, room for a small wine cooler and window to rear elevation.

Cloakroom

Having window to rear and a tiled floor matching that of the Kitchen, suite in white of wc and wash hand basin.

First Floor Landing

Again has lots of timbered features, window to rear side with this glorious view across the garden and surrounding farmland.

Bedroom 1 24'4" x 12'5" (7.42m x 3.80m)

Having windows to 3 elevations, again with fabulous views. Access to roof space and airing cupboard housing the factory insulated hot water cylinder and shelving.

En-suite Bathroom 9'10" x 8'3" (3.0m x 2.53m)

With window to driveway side, kamdean flooring, modern suite of Scroll edged bath with central shower attachment, wc in white and 2 wash hand basins sat on a large vanity cupboard providing excellent storage.

Bedroom 2 13'7" x 10'9" (4.16m x 3.28m)

Has window to frontage, vaulted ceiling with exposed timbers, wall timbering and beams.

Bedroom 3 13'6" x 7'4" (4.12m x 2.24m)

Has window to garden with this lovely aspect, exposed timbered features, double doors into wardrobe cupboard with hanging rail and shelf.

Bedroom 4 11'3" x 6'5" (3.43m x 1.96m)

Having window with this lovely aspect and across one wall excellent range of fitted cupboards.

House Shower Room 7'10" x 6'2" (2.40m x 1.90m)

Having window to front side, kamdean flooring, modern suite in white of wc, pedestal wash hand basin and shower cubicle with multi head shower fitted.

Outside

The property is approached over a gravelled driveway through a gate and leads around to the back of the property where a detached double garage can be found. The garage having light and power fitted and windows to both side and rear elevation. Sitting next to the garage there is a good sized greenhouse, oil tank sits to the rear of the garage and off the driveway attractive and mature gardens can be found. There are a large selection of mature trees to include a selection of fruit trees of cherry, apple, damson and quince. Nearest the house there is a paved patio area, level lawned garden, numerous archways with climbing plants, central borders with shrubs and trees and on 3 sides the property is surrounded by open farmland and the front boundary onto the lane. In total the plot extends to 0.3 of an acre. Outside tap and wood store.





Services

Mains electricity, private water supply, private drainage, oil fired heating via Rayburn to radiators. Two woodburning stoves. Broadband Basic 16 Mbps, Superfast 80 Mbps. Flood Risk -Low.

Local Authority

Herefordshire Council

Council Tax Band F

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

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

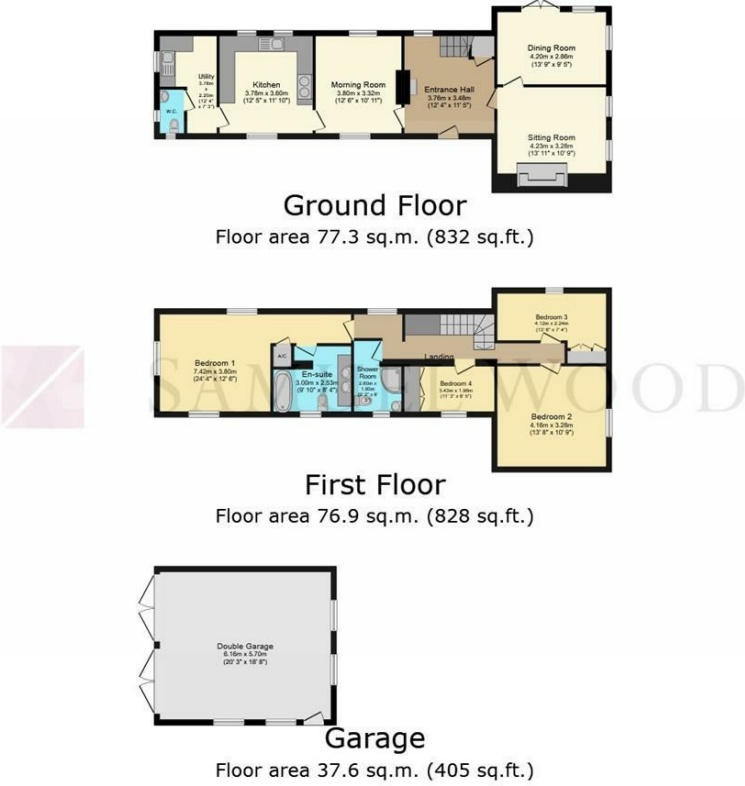
Approaching Richards Castle from the Ludlow direction you will see the church on the right hand side, take the turn immediately before the church follow this lane to a crossroads, turn left and the property is the second house on the left hand side as indicated by the agents for sale sign.







Floor Plans



Total floor area: 191.8 sq.m. (2,065 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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