



SAMUEL WOOD

Orchard House Castle Road, Richards Castle, Ludlow, Shropshire, SY8 4EW

Offers Over £650,000



# Orchard House Castle Road

Richards Castle, Ludlow, Shropshire, SY8 4EW



- 5 bedroom detached house
- Close proximity into Ludlow
- Ground of 0.90 of an acre
- Surrounded by farmland
- Edge of village location
- Internal accommodation extending to around 2000 square feet
- Double garage and motorhome port
- Internal inspection advised

This 5 bedroom detached house enjoying grounds extending to 0.90 of an acre sits on the edge of this popular village within easy reach of Ludlow and enjoys a double garage, motor home port and some beautiful views over rolling countryside. Accommodation well presented, benefiting from oil fired heating and double glazing includes Entrance Hall, Living Room, Sitting/Dining Room, Farmhouse style Kitchen/Breakfast Room, Shower Room, Ground Floor Bedroom 5 with Mezzanine and Cloakroom, First Floor Landing with 4 Bedrooms, En-suite to Bedroom 1, Shower and sink facility in Bedroom 2 and House Bathroom. This attractive character cottage is recommended for early internal inspection.



The property sits on the edge of Richards Castle village which has facilities including a Public house, Village Hall, Church and active local community. The village straddles the Shropshire/Herefordshire border with this property sitting just into Herefordshire and is only a 5 mile drive into historic Ludlow with its full range of facilities. Accommodation is fully described as follows.

Front door with matching window to side opens into

## Entrance Hall

With wood flooring, exposed timber and brickwork and period doors lead off to

## Sitting Room

Having windows to both front and rear elevations, ceiling beam and ceiling timber, raised fireplace with quarry tiled hearth and woodburning stove.

## Dining/Family Room

Having 2 windows, to front elevation overlooking the gardens and a further double glazed roof window letting in scores of natural light and wood floor. The sitting area has a feature fireplace with brick features and a woodburning stove together with a useful understairs storage cupboard.

## Kitchen/Breakfast Room

Having window to side, wood floor, nicely fitted with a matching range of handmade units painted in cream with wood tops, large sink unit, electric hob, electric oven, space for fridge and dishwasher. There is a feature brick surround which houses the Rayburn. Range for heat source and cooking in this room.

## Porch

Having stable door to frontage, 2 further windows, tiled flooring and exposed brick wall.



### Shower Room

Having window to rear and a suite in white of wc, pedestal wash hand basin and corner shower cubicle with power shower fitted. Space and plumbing for washing machine.

Off the sitting room double doors open into a small

### Bedroom 5

Having potential for a guest suite or homeworking or possible dual family use. On the ground floor there is a large window to front elevation, double doors into a walk-in wardrobe with hanging rail and shelving and a cloakroom with wc and wash hand basin in white and window to rear elevation. Open staircase onto

### First Floor Mezzanine Area

Having window to side and Velux roof window to rear elevation. From both windows a lovely view over rolling countryside can be enjoyed.

### First Floor Landing

Having 2 windows to rear elevation with this lovely view

### Bedroom 1

Having exposed floorboards, double doors to front elevation with a Juliette balcony and a fine view over open farmland. There is a smaller window to side and a suite that includes a shower cubicle, wash hand basin both in white and a smaller window to rear elevation. Access to roof space with loft ladder.

### Bedroom 2

Having window to side and across one wall and excellent range of fitted wardrobe cupboards and in the corner of the room there is a shower cubicle with shower fitted and a wash hand basin in white with vanity cupboard.

### Bedroom 3

Having window to frontage and access to roof space

### Bedroom 4

Having window to frontage

### House Bathroom

Having window to frontage and a white in white of wc, wash hand basin and paneled bath.

### Outside

Off the lane there are 2 sets of double opening gates which lead onto a gravelled driveway which provides extensive parking for numerous vehicles. Off the bottom end of the driveway there is a detached double garage with an up and over door, light and power fitted and personal door to rear and to the side a useful log store. Sitting next to the garage is a high motor home port and is open fronted. Gardens and grounds with the property are exceptionally mature and extend to 0.90 of an acre. Nearest the house there are formal gardens which are mainly laid to lawn, some nice outside seating areas, well established borders with shrubs and plants, a large and productive vegetable section, having raised and productive beds that include a soft fruit section and greenhouse. There are then further lawns sitting opposite the garaging and this then in turns leads to the orchard area that has trees to include Apple, Pear, Damson, Plum, Medlar, Fig, Greengage and Soft Fruits. This section is a wildlife haven with cut pathways, a raised decked seating area and a small ornamental pond. Sitting at the rear of the cottage there is a strip of garden where the boiler and oil tank are housed.





### Services

Mains electricity, private water supply supplied from local farm, private drainage, oil fired heating via an externally housed Worcester boiler, oil fired Rayburn in the Kitchen which is used as a heat source in this room and for cooking and 2 woodburning stoves. The property has the benefit of solar panels which provide an income and reduced electricity costs They were installed in 2011 with an agreement of 25 years. Broadband Speeds Basic 15 Mbps, Superfast 80 bps, Flood Risk – Very Low. Council Tax Band F.

### 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](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

As you drive into Richards Castle from the Ludlow direction, you will see the Castle Inn public house on your right hand side and immediately before the pub is Castle Road, take this turn and follow this road for 1/2 a mile and the property will be found on the right hand side as indicated by the Agents For sale sign. If you get to the mini crossroads you have gone too far.







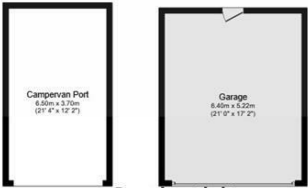
Floor Plans



Ground Floor  
Floor area 107.9 sq.m. (1,161 sq.ft.)



First Floor  
Floor area 76.4 sq.m. (822 sq.ft.)



Outbuilding  
Floor area 32.6 sq.m. (351 sq.ft.)

Total floor area: 216.9 sq.m. (2,335 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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