



Highwinds, Ludlow, SY8 3JL  
Price £425,000

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LAND & NEW HOMES

# Highwinds Ludlow

\*\*\*\* AVAILABLE WITH NO ONWARD CHAIN \*\*\*\*

Cobb Amos are delighted to present this lovely modern 3 double bedroom family home set within its own landscaped gardens with far reaching views over the Cleve and beyond. The property includes a single garage and ample visitors parking to the front.

- Detached family home
- Two reception rooms
- Three bedrooms
- Garage and parking
- Landscaped gardens
- Far reaching views

## Material Information

**Price** £425,000

**Tenure:** Freehold

**Local Authority:** Shropshire

**Council Tax:** D

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

This lovely modern 3 double bedroom family house is set within its own landscaped gardens with far reaching views over the Cleef and beyond. The property includes a single garage and ample visitors parking to the front.

## Property description

Drive into the gravelled driveway and open the door into the useful front porch, ideal for wet coats and muddy boots. Open the front door into entrance hall where you will find stairs rising to the first floor with ample under-stairs storage. Turn right into the lounge/dining room which features a stone wall with open fireplace. There is room at the rear of the lounge for a large dining table and chairs, and sliding patio doors that open onto a wonderful sun room providing a place to sit and reflect whilst looking at the far reaching views. The kitchen is accessed off the dining end of the lounge and has a range of oak floor and wall units, with a sink unit over-looking the rear garden with space for cooker. Through the kitchen is a door to an inner hallway which provides access to the utility room, guest cloakroom, garden and single garage. Go back in to the hallway and take the stairs to the first floor with a large landing which has a window offering natural light and also has access to the loft. Off the landing is the master bedroom with built in wardrobes and inset dresser and benefits with a rear aspect window showcasing the far reaching views. A wonderful way to start the morning and just breathing in the breath-taking view. The generously sized guest bedroom is to front aspect. There is a further small double bedroom. The family bathroom has been refurbished and now offers a large walk-in shower with low flush W.C. and vanity unit with storage beneath. This is a very cosy family home and an internal viewing is highly recommended.

## Gardens

The front garden is laid to gravel offering ample visits parking. The rear garden has been landscaped and offers a large patio area with footpath meandering through the well-cut lawns and the manicured hedging borders the property on the right of the rear garden, giving homes to the wild life that visits and nests in the garden. Walk to the edge of the rear garden and take a deep breath as you look over the most spectacular views. A garden to sit in and just listen the to the wind rustling in the trees and watch the seasons change. A side gate leads you back to the front of the property.

## Garage & Parking

The single garage is situated on the left hand side of the property and has a pedestrian door opening into the inner hall, and then the property.

## Services

Oil fired central, Mains Electric & Drainage  
Council Tax – Band D  
Tenure Freehold

## Location

Knowbury is a small village near Ludlow in Shropshire, England. It is located in the civil parish of Caynham and near to Cleef Hill Village with an active village hall. There is a nearby public house in the village, on Hope Bagot Lane - Bennett's End. There are local shops a brief drive away and in about fifteen minutes you can be in the Mediaeval town of Ludlow.

## DIRECTIONS

Leave Ludlow on the A49 towards Kidderminster at the Sainsbury's roundabout and turn onto the A4117. Follow this road for 3.5 miles and turn right onto Farden Lane. After approximately one mile turn right onto Caynham Road and after 0.2miles take the next right onto Snitton Lane. The property is on your left hand side. What three words [///yarn.rooms.munch](http://www.yarn.rooms.munch)



