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LAND & NEW HOMES

The Old Post House

Ludlow, SY8 3QU

Guide Price £600,000



PROPERTY DESCRIPTION

****DETACHED COTTAGE WITH SEPERATE DETACHED OFFICE/STUDIO LOCATED ON CORELEY COMMON****

A stunning detached property located on Coreley Common presented in immaculate condition with lovely features and with a light, airy, modern feel. Four bedrooms, two reception rooms, kitchen/family room, en-suite, bathroom and stunning gardens. & terrace, Detached oversized garage, ample parking and detached office/studio suitable for those who need to work from home or have a hobby their partner doesn't want in the house; ideal for an artist or potter! A viewing is essential and you will not be disappointed!

Introduction

It is rare indeed to find a property that has been so well updated, improved & modernised that it leaves you open mouthed and lost for words. Under current ownership the property has undergone a transformation and is one of those rare finds that can offer space, light, location, adaptability and where on the day after moving in you can literally put your feet up and start to enjoy all this property has to offer.

This beautifully presented detached family home is offered to the market with four double bedrooms, two bathrooms, two reception rooms, large kitchen/family room, a detached home office/studio, double garage/workshop and wood store, as well as ample parking & storage.

FEATURES

- Stunning detached cottage
- Four double bedrooms
- Two reception rooms
- Bathroom & en-suite
- Detached home office
- Detached garage & parking
- Immaculate gardens & sun terrace
- Edge of Coreley common
- Energy efficient solar panels
- Air source heating system

Property Description

Retaining many original features this property oozes charm and character and has been enhanced and improved by the current owners to give a contemporary London feel whilst nestled in the Shropshire Hills. From the entrance porch, open the door into the bespoke kitchen with both floor and wall units in coordinating sage green and natural wood which accentuates the farmhouse feeling, enhanced further by a deep Belfast sink and delph style tiling. The kitchen has the benefit of an integrated dishwasher and a five-ring electric Range-master cooker as well as tung-oiled wooden work-surfaces and Indian slate flooring. High level Velux windows make this a very light and airy room. Accessed from the kitchen is a second reception room, which has in the past been used as a formal dining room, though the kitchen itself is large enough to take a table and chairs. This second reception room has a double-glazed window to the rear and is currently used as an additional sitting room. The principle reception room is large and open plan, and it is here that the current owners have their formal dining area. The lounge has a large inglenook fireplace with inset 'Clearview' wood burning stove for those evenings watching the sun set

whilst putting your feet up and just drinking in the atmosphere. Feature brick walls and limed oak flooring just finish off this beautiful and stylish room. Take the modern brushed steel and glass staircase to the first floor, which leads in turn to two large, well-lit landings. These give access to all four double bedrooms. Of these, the Master bedroom has the benefit of an en-suite and dual aspect windows which flood the room with light. Bedroom two is also dual aspect and has characterful wooden wall joists, whilst bedroom three has a range of built-in wardrobes. The large fourth bedroom overlooks the secluded garden terrace, which itself can be accessed through an unexpected door off the second landing. This is a wonderful place to absorb views of the Malvern Hills whilst enjoying a morning coffee or a late evening brandy. The terrace also has an outside fireplace with brick chimney, and there is a wonderful garden room which offers opportunities for quiet reading and reflection, or which could be used as a gym.

Gardens

The gardens are the icing on the cake having many terraces and levels interspersed with a variety of fruit trees and well stocked beds for all year colour. The hedges provide





privacy and are home to an array garden birds and other wildlife. At the rear of the gardens are sheds for storing garden tools, as well as a hexagonal, wooden-framed greenhouse and a beautiful summer house covered with climbing roses.

Outbuildings

As you cross the lane to your private office, you have the sense of walking to work, and keeping your home-life separate from your busy work schedule or hobby. The detached home office is comprised of three separate rooms, heated via log burning stove whilst benefitting from a dedicated phone line and its own Wi-Fi. The rooms provide enough space for you and your partner to comfortably work alongside each other and overlook an additional area of garden which is currently used for growing fruit and vegetables.

Further to the office is a double detached garage/workshop with an inspection pit for car enthusiasts, and a useful mezzanine floor offering a wealth of storage above. A further stone outbuilding is currently used to store wood.

Services

The property has the benefit of an efficient "green" heating & hot water system, including air source heat pump, solar PV and solar hot water

panels.

The property is connected to mains water and electricity.

Tenure: Freehold

EPC: C

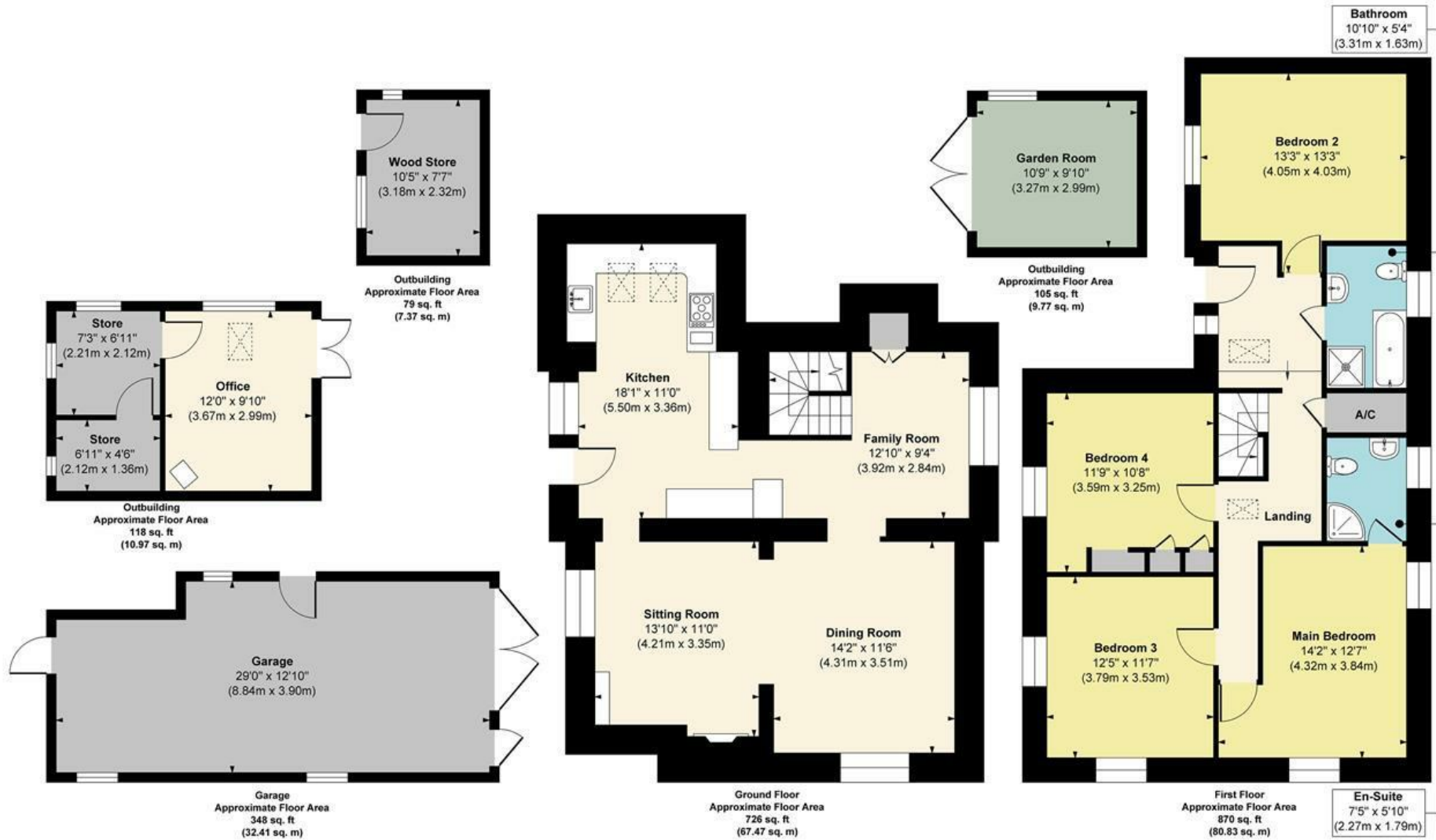
Local Authority: Shropshire County Council
Tax Band

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





The Old Post House, Corely, Ludlow, SY8 3QU



Approx. Gross Internal Floor Area
Main House = 1596 sq. ft / 148.30 sq. m
Garage = 348 sq. ft / 32.41 sq. m
Outbuilding = 223 sq. ft / 20.75 sq. m
Stores = 163 sq. ft / 15.15 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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