



3, The Orchard, Ludlow, SY8 3BE
Price £525,000

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3, The Orchard Ludlow

Located within the hamlet of Coreley, this well presented family home has been enhanced and upgraded by the current owner and offers versatile accommodation including four bedrooms and three reception rooms. Landscaped gardens and a home office/gym. Internal viewing highly recommended.

FEATURES

- Detached family home
- Upgraded and enhance by current owners
- 4 bedrooms
- 3 reception rooms
- Landscaped garden
- Home office/Gym
- Parking 3-4 cars



Material Information

Price £525,000

Tenure: Freehold

Local Authority: Shropshire

Council Tax: D

EPC: (null)

For more material information visit www.cobbamos.com

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Certificate

Introduction

Situated in the hamlet of Coreley and approached down a private road with access to four houses in total, you will find this beautifully presented 4/5 bedroom property which has been enhanced and upgraded by the current owner to provide a property, that just requires you to unpack your clothes and place your furniture.

Property Description

The property is approached across a paved driveway, with parking in front of the two garages, and further gravelled area for visitors parking, walk to the canopied porch and enter through the front door into a bright hallway with stairs rising to the first floor. The door to the right leads you into a large living room with double aspect windows providing a wealth of natural light, The whitewashed beamed ceiling gives the room a sense of Scandi elegance. For the winter months there is a corner inset wood burning stove with slate hearth. Opposite the living room is an office which the current owners are using as a fifth bedroom with space for a double bed, desk and additional furniture. Moving down the hallway to the right the Kitchen has a range of floor and wall units, with integrated dishwasher and fridge, and range cooker with extractor hood. The kitchen has a window to rear aspect, which over-looks the manicured garden. A stable door from the kitchen leads to covered pergola with space for table and chairs, an ideal spot for al fresco dining with friends, or just a chilled glass of wine after a busy day. On leaving the kitchen there is a separate dining room opposite with parquet flooring and sliding doors, opening onto the rear garden. There is a large dresser which

provides ample storage and shelving, helping to create an intimate ambience, an ideal spot for candle light and decanters.

There is also a guest cloakroom with space for coats.

Take the stairs to the first floor, where you will find four good sized bedrooms . The Master bedroom being double aspect with far reaching views over The Clee Hills and beyond. An en-suite shower room which was installed by the current owners and provides hidden cistern WC. vanity unit with storage beneath. Large walk-in-shower, with part tiled walls in Grey London brick porcelain brick, with co-ordinating flooring. Two further double bedrooms and a very large single bedroom, along with a family bathroom, comprising shower end bath wash hand basin and WC complete the upstairs space.

Garage and Parking

The garage has been converted to find space to the front to provide a large storage area, whilst the rear provides a large airy space suitable for use as a home gym, utility or working area. The rear is only separated from the front storage by a stud wall, so can be modified to suit the incoming owner. Both the garage and main loft are boarded providing further significant and accessible storage space. The parking to the front is for three to four cars, including x2 EV charging points.

Garden

The pretty front garden has an area laid to lawn with a floral border, log store and further shed. Steps lead to the rear garden from the patio, and this offers a large area of lawn together with a further seating/dining area a place to catch the last rays of sunshine.





Services

Tenure:- Freehold

Council Tax Band D £2067.54

Mains gas, electricity, water and drainage, oil fired central heating.

Location

Coreley is a very rural parish and historically industry in Coreley has been dominated by agriculture. In 1831 the occupation of men living in Coreley was largely dominated by farmers and agricultural labourers. In 1881 industry in Coreley was also engaged in mining which attracted the majority of working males whilst others continued with agricultural practices. This contrasts with the more recent 2001 census which states that only 8% of both men and women were working in the agricultural field and mining was no longer represented due to the mining industry being closed down in 1984. The most popular career paths for the population of Coreley, according to 2001 census are: Construction; Health and Social Work and Real Estate. The village of Clee Hill is only 3 miles away and has facilities including a doctors surgery, primary school, village shop, fish and chip shop and bakery. Coreley itself has an incredibly active community, with events regularly run from the village hall.



DIRECTIONS

From Ludlow proceed out on to the bypass and at the Sainsbury roundabout follow the A4117 towards Kidderminster for 5.8 miles passing through the village of Clee Hill and after a short distance take the turning signposted to Corley & Hints Meadow. Follow the road on to the common for 0.5 miles passing over the cattle grid follow





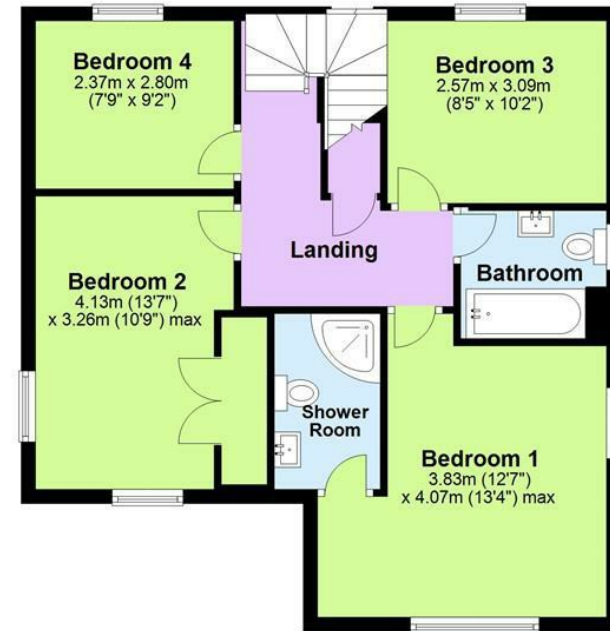
Ground Floor

Approx. 91.6 sq. metres (986.1 sq. feet)



First Floor

Approx. 59.1 sq. metres (635.7 sq. feet)



Total area: approx. 150.7 sq. metres (1621.7 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

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.

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SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007

hereford@cobbamos.com

14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310

leominster@cobbamos.com

2 Broad Street, Leominster, HR6 8BS

Ludlow

Telephone: 01584 874450

ludlow@cobbamos.com

5 High Street, Ludlow, SY8 1BS

Land & New Homes

Telephone: 01584 874450

landandnewhomes@cobbamos.com

5 High Street, Ludlow, SY8 1BS

Knighton

Telephone: 01547 529907

knighton@cobbamos.com

22 Broad Street, Knighton, LD7 1BL

Lettings

Telephone: 01432 266007

lettings@cobbamos.com

14 King Street, Hereford, HR4 9BW

Head Office

Telephone: 01568 605300

hello@cobbamos.com accounts@cobbamos.com

First Floor Executive Suite, Easters Court, Leominster, HR6 0DE