



Bramleys, Manor Orchard, Ludlow, SY8 2DN
Price £650,000

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Bramleys, Manor Orchard Ludlow

Located in the picturesque and tranquil village of Culmington, just a short drive from the historic market town of Ludlow, 2 Manor Orchard offers a unique opportunity to acquire a charming and beautifully presented detached family home. Enjoying a prime position within a quiet cul-de-sac, the property benefits from a spacious layout and delightful gardens, this property perfectly combines rural living with modern comforts.

Having been significantly updated by the current owners, this well-maintained detached house features bright and airy living spaces with hi-quality fixtures and fittings, providing a comfortable and relaxed environment in a picturesque setting. This delightful property is ideally suited for families, retirees, or anyone looking to embrace the beauty of rural living with amenities nearby.

FEATURES

- Beautifully Presented Detached Home
- Five Bedrooms, Two Reception Rooms
- Ample Off-Road Parking for Multiple Vehicles
- Integral Double Garage
- Stunning Enclosed Landscaped Gardens
- Quiet Cul-De-Sac Position
- Sought After Village Location, 6 Miles To Ludlow
- Fully Updated Throughout
- Hi-Quality Fixtures and Fittings
- Two En-Suites, One Family Bathroom



Material Information

Price £650,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: F

EPC: D (55)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	65 D
39-54	E		
21-38	F		
1-20	G		

Introduction

Culmington is a charming village surrounded by the beautiful Shropshire countryside, the village is a short drive from Ludlow, known for its medieval charm, vibrant food scene, and excellent amenities including supermarkets, boutique shops, schools, and healthcare facilities.

Property Description

Bramleys offers generously sized rooms providing comfort and versatility, with ample natural light throughout. Step into the spacious hallway, with cloakroom, access to the lounge and kitchen, and with stairs leading to the first floor. Head through the panel door into a spacious, light-filled lounge, a warm and inviting living space with a feature fireplace inset multi-fuel stove. A bay window to the front aspect brings in natural light, and glazed double doors lead through to the dining room with window overlooking the rear garden. Continue through to an open-plan kitchen and dining area, with modern fittings, ample storage, and space for a dining table. It also benefits from direct access to the rear garden via French doors to the patio area. The modern Wren kitchen is fitted with quality units and worktops, with breakfast bar and hi-end integrated appliances with planned space for refrigerator. The adjacent utility room has space and plumbing for washing machine, 1.5 bowl sink unit, ample cabinet storage and an internal door to garage.

Stairs ascend from the hallway to the first floor, five generous bedrooms are arranged around the central landing. The master bedroom offers built-in wardrobes and a contemporary en-suite shower room. Bedroom two is well-lit,

benefitting from two dormer windows over front aspect, a modern en-suite shower room offers convenience for guest or family members. Bedrooms three and four feature built-in wardrobes providing comfortable double bedrooms, and bedroom five is a versatile bedroom that could serve as a study or nursery. The family bathroom with suite in white and modern fixtures and fittings offers both a bathtub and a double shower enclosure.

Outside

The property sits in a select cul-de-sac of 5 properties and is approached onto a gravelled frontage which provides parking for numerous vehicles. The property benefits from a well-maintained front garden with large driveway flanked by well kept lawns, well stocked flower beds include a variety of shrubs and flowers. A gravel path leads to the entrance and driveway access to the double garage, with electronically operated roller doors. A beautifully landscaped rear garden features a patio area abutting the property, perfect for outdoor dining, and a well-maintained lawn with flower beds and mature shrubs. The garden provides a serene space to relax and enjoy the countryside surroundings, walk through the pergola arch to a further seating area with decorative patio circle bordered by floral and herbaceous beds.

Services

We understand the property benefits from mains electricity, mains water, private drainage, LPG gas fired heating to radiators via a Worcester boiler, windows are uPVC double glazed.

Broadband Speeds

Basic: 14 Mbps | Superfast: 80 Mbps





Local Authority

Shropshire Council

Council Tax Band: F

Tenure

We understand the property is freehold.

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £12 + VAT per purchaser, in order for us to carry out our due diligence.

Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874 450 Email: ludlow@cobbamos.com



DIRECTIONS

As you approach the village of Culmington from the direction of Ludlow, continue past the village hall and take the next right turn. After approximately 50 yards, you'll see the entrance to Manor Orchard on your right. The property is the second house on the right in the cul-de-sac.







Approx square footage of house = 2,280 Approx square footage of garage = 330 Total approximate square footage = 2,610

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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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