



Hillcot, Greete Road, Caynham, SY8 3BP
Offers In The Region Of £780,000

COBB
AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES



Hillcot, Greeete Road Caynham

Hillcot is a charming detached country home situated in the picturesque village of Caynham, Shropshire. This delightful residence offers a blend of traditional character and modern comfort, set within approximately 1.62 acres of mature gardens and grounds. The property features three double bedrooms, spacious living areas, and a range of outbuildings, making it an ideal family home or countryside retreat.

Hillcot is an attractive, extremely well presented and well-maintained property set in idyllic grounds. This is a rare opportunity to acquire a delightful property in a highly desirable location. Whether you're looking for a family home or a countryside retreat, Hillcot offers something truly special.

FEATURES

- 2 / 3 Bedroom Country Residence
- Spacious Accommodation
- Exquisitely Presented Throughout
- Traditional Kitchen - High-End Appliances
- Spacious Lounge - Newly Built Orangery
- Stunning Countryside Location
- Beautiful Gardens and Grounds
- Ample Off-Road Parking
- Garage, Carport & Outbuildings
- Viewing Highly Recommended

Material Information

Offers In The Region Of £780,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: E

EPC: E (50)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Introduction

Sitting quietly in the heart of the picturesque Shropshire countryside, Hillcot is a charming and characterful detached home located in the sought-after village of Caynham. This delightful property combines the serenity of rural living with the convenience of being just a short distance from the historic market town of Ludlow. Boasting beautifully maintained gardens, spacious, exquisitely presented interiors, and stunning countryside views, Hillcot offers an exceptional opportunity for those seeking a tranquil lifestyle in a quintessential English village. Whether you're envisioning a peaceful family home or a countryside retreat, Hillcot stands as a rare gem in this idyllic setting.

Property Description

Hillcot boasts generously proportioned living spaces, including a light-filled lounge with newly built orangery to the front, a kitchen / dining room, and a versatile study, family room, snug or bedroom 3 on the ground floor. Each room is thoughtfully designed to create a warm, comfortable and inviting atmosphere. The kitchen is the heart of the home, featuring traditional fittings, high-quality appliances, and ample storage space. Having space for a dining room table and chairs, it is perfectly suited for both family meals and entertaining guests. The adjacent utility room offers planned space and plumbing for washing machine and dish washer with ample space for further appliances.

The welcoming lounge offers a feature fireplace, inset wood burning stove against an exposed brick surround. This room leads through to a stunning newly built orangery, this sun room is an oak beam construction with large windows and doors to the front garden. A convenient shower room on the ground floor has a modern suite in white comprising a vanity unit inset wash hand basin, corner shower enclosure, feature flooring, W.C. and vertical heated towel rail.

Stairs ascend from the spacious hallway to the first floor, where the property offers multiple

well-proportioned rooms, including an elegant master bedroom with a spacious dressing room and a contemporary en-suite shower room. The en-suite features a white vanity unit with an inset wash hand basin, a corner shower enclosure, a W.C., and a chrome vertical heated towel rail, all complemented by a Velux window that brings in an abundance of natural light and offers picturesque views of the surrounding Shropshire countryside. The stylish house bathroom, fitted with modern fixtures, exudes a luxurious feel and could also serve as an en-suite to bedroom two, providing both comfort and convenience.

Outside

The property is set within a substantial plot extending to 1.62 acres, the beautifully landscaped gardens surrounding Hillcot offer privacy and serenity. With established trees, vibrant flower beds, and a spacious lawn, the outdoor space is perfect for relaxation or alfresco dining. Ample off-road parking with a driveway, garage with carport will accommodate multiple vehicles with ease. Further outbuildings provide further options for workshops or storage.

Location

Caynham is a sought-after village located in beautiful rolling countryside, conveniently sitting between the market town of Tenbury Wells (approximately 2.7 miles) and the historic town of Ludlow (approximately 5 miles). The area offers a tranquil rural lifestyle while providing easy access to local amenities, schools, and transport links.

Services

We understand the property has an air source heat pump, mains water, private drainage, mains electricity and solar panels connected. Wood burning stoves to snug and sitting room, windows are double glazed.

Broadband Speeds

Estimated Broadband Speeds - Basic 5 Mbps | Ultrafast 1000 Mbps

Flood Risk

Rivers and the sea: No Risk.





Local Authority

Shropshire Council
Council Tax: Band E

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 £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Viewing Arrangements

Hillcot presents a unique opportunity to acquire a distinguished home in one of Shropshire's most charming villages. Its blend of traditional elegance, modern comforts, and prime location make it an ideal choice for discerning buyers seeking a harmonious lifestyle.

Viewings arranged by appointment, please contact Cobb Amos Ludlow on: - Tel: 01584 874 450

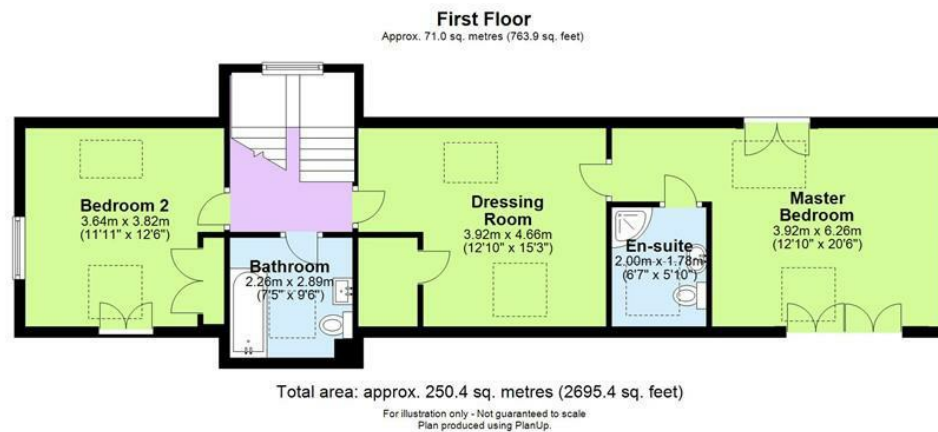
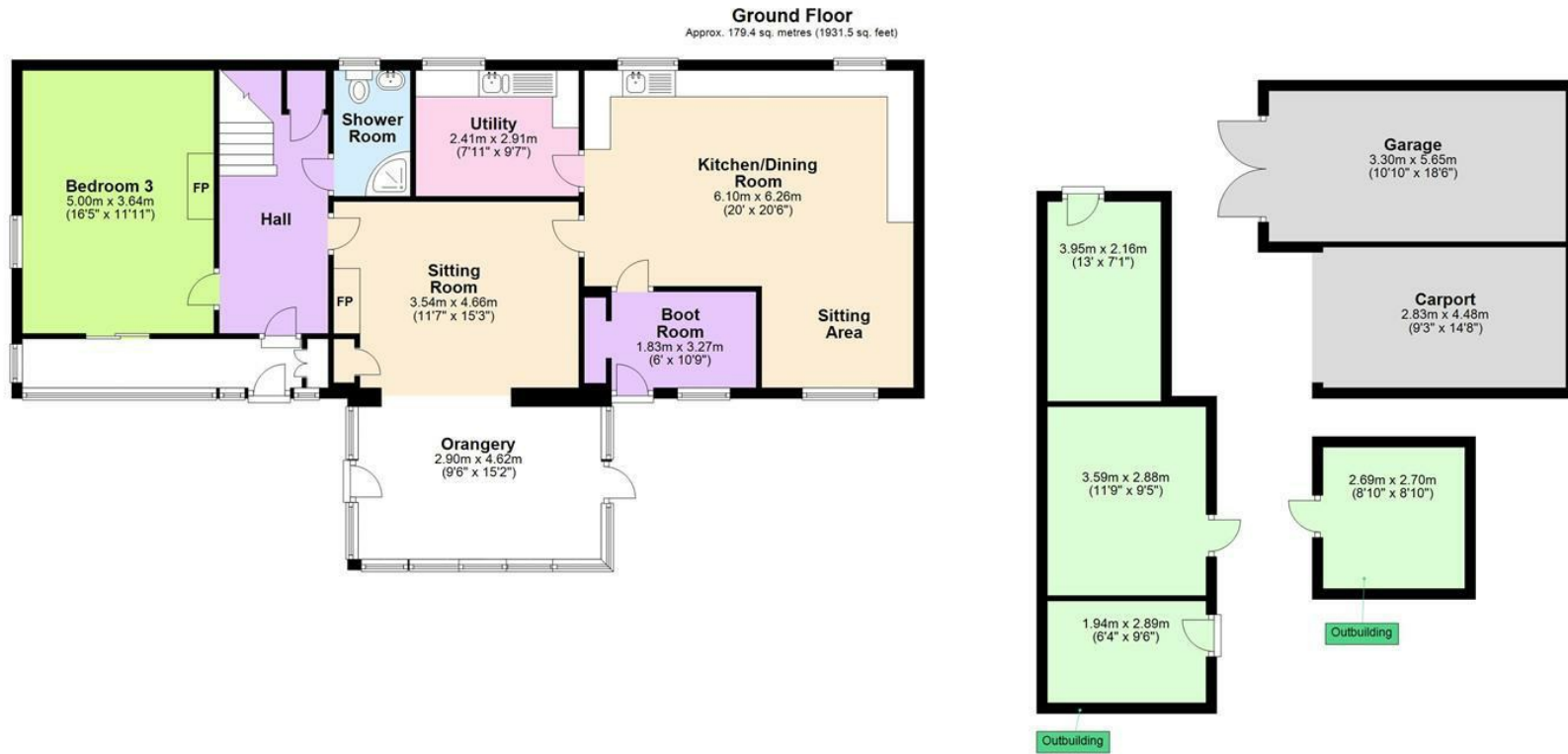
Email: ludlow@cobbamos.com

DIRECTIONS

From Ludlow, head east on the A49 towards Kidderminster. After approximately 1.5 miles, turn left onto the B4364, signposted for Caynham. Follow this road for approximately 2 miles, then turn left onto Greete Road, following signs for Caynham. Continue on Greete Road for around 1 mile, and you'll find Hillcot on your left.







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.

COBB AMOS

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