



Gardeners Cottage, The Goggin, Ludlow, SY8 4EX
Offers In The Region Of £800,000

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Gardeners Cottage, The Goggin Ludlow

Located in the serene countryside of Richards Castle, Gardeners Cottage offers a rare opportunity to own a charming detached residence in a picturesque setting. This delightful cottage, situated in the idyllic Goggin area has been extensively renovated and updated by the current owners, boasting traditional character features complemented by modern conveniences. The property is set within approximately 2 acres of land, including paddocks and woodland, providing ample versatile space both inside and out.

FEATURES

- Idyllic Country Living Meets Contemporary Comfort
- Detached Four-Bedroom Cottage
- Three Reception Rooms
- Immaculately Presented Throughout
- Stunning Open-Plan Kitchen / Breakfast Room
- Grounds Extending to Approximately 2 Acres
- Off-Road Parking with EV Charging Point
- Large Garden and Outbuilding
- Lovely Countryside Views
- Viewing Highly Recommended

Material Information

Offers In The Region Of £800,000

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: E

EPC: D (62)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

This beautifully appointed four-bedroom property offers an idyllic lifestyle with elegant interiors, three reception rooms, and vast outdoor spaces ideal for entertaining, gardening, or outdoor pursuits. Sitting in arguably one of the most desirable locations within the Ludlow area, Gardeners Cottage offers a seamless blend of rustic charm and modern living. With expansive gardens, paddocks, and breathtaking countryside views, this stunning property promises a lifestyle that's as picturesque as it is practical. Escape the everyday at Gardeners Cottage, immerse yourself in nature with woodland walks, peaceful gardens, and space to cultivate your own produce. The perfect home for remote working, with peaceful surroundings and plenty of space to set up a home office.

Property Description

As you enter the property you are greeted by a warm and inviting atmosphere, the cosy sitting room with a stunning exposed brick fireplace and a large wood-burning stove is perfect for unwinding on chilly evenings. The sitting room is full of character, with exposed ceiling timbers, wall lights and windows to front aspect. Walk through to the Family Room, this versatile space is designed for relaxation, entertainment, and quality time with loved ones. Family members can gather to watch TV, play games, play music or simply unwind, with bi-fold doors to the patio and garden.

The generous kitchen is the heart of this stunning home, it's equipped with a range of modern base and wall units, offering ample storage and workspace with built-in appliances to include dish washer, range cooker with extractor over, wine cooler and planned space for fridge freezer. Adjacent is an open-plan dining area, perfect for family meals and entertaining with bi-fold doors to the patio and garden.

The utility room with a W.C. is adjacent to the kitchen to provide a functional space, designed to accommodate both laundry appliances and a convenient separate W.C. facility. Directly opposite is the ground floor office, this room is designated space used for focused work, reading, or administrative tasks and could facilitate working from home. The design and setup of the office / study prioritises productivity, comfort, and organisation with views to the front and side.

Stairs ascend from the kitchen / diner to a spacious landing on the first floor. The cottage comprises four well-proportioned bedrooms, each offering tranquil views of the surrounding countryside. The master bedroom takes full advantage of the glorious views with a feature window bringing in an abundance of natural light, further benefits include fitted wardrobes and a stylish en-suite shower room, with suite in white comprising vanity unit with double basin, walk-in double shower with glass

screen and feature tiled splash area, LED bathroom mirror with demister and a W.C.

Three further bedrooms are well-proportioned doubles, bedroom four benefits from built-in wardrobes and all rooms are filled with natural light. The bedrooms share access to the luxury family bathroom, finished to a high standard with a contemporary oval bath, separate shower, chrome wall-mounted heated towel rail, low-flush W.C. and wash hand basin, a Velux window brings in an abundance of natural light. The spacious landing provides further options for office space and provides access to the airing cupboard.

Outside & Grounds

The property is approached via a gated driveway leading to ample parking space with EV charging point to the front, set within substantial grounds with land extending to approximately 2 acres, featuring large lawns, mature trees, and flowerbeds, as well as paddocks and an orchard. A large patio area abuts the property with ample space for table and chairs and direct access to the kitchen / breakfast room and the family room. A hardcore drive with lower gate access leads up to a large outbuilding offering endless possibilities for storage, workshop use, or conversion.

Location

Gardeners Cottage is located in the sought-after area of The Goggin, within the parish of Richards Castle. The village is situated on the Herefordshire/Shropshire border, approximately a 15-minute drive from the historic market town of Ludlow. Ludlow offers a range of amenities, including shops, cafes, eateries, the famous Ludlow Castle, supermarkets, schools, and excellent road and rail links to Hereford and Shrewsbury.

Services

We understand the property has oil-fired central heating, private water (bore hole with new UV water filter), private drainage and mains electricity connected. Wood burning stove to sitting room, underfloor heating to kitchen / breakfast room, windows are double glazed.

Broadband Speeds

Estimated Broadband Speeds - Basic 5 Mbps | Superfast Available

Flood Risk

Rivers and the sea: No Risk

Local Authority

Herefordshire Council
Council Tax: Band E

Tenure

We understand the property is Freehold.





Viewing Arrangements

This rare gem in the heart of the countryside offers an unbeatable opportunity to create your dream rural lifestyle. Don't miss out on this exceptional property, please contact us for further details or to arrange a viewing. Cobb Amos, Ludlow: - Tel: 01584 874 450
Email: ludlow@cobbamos.com

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.



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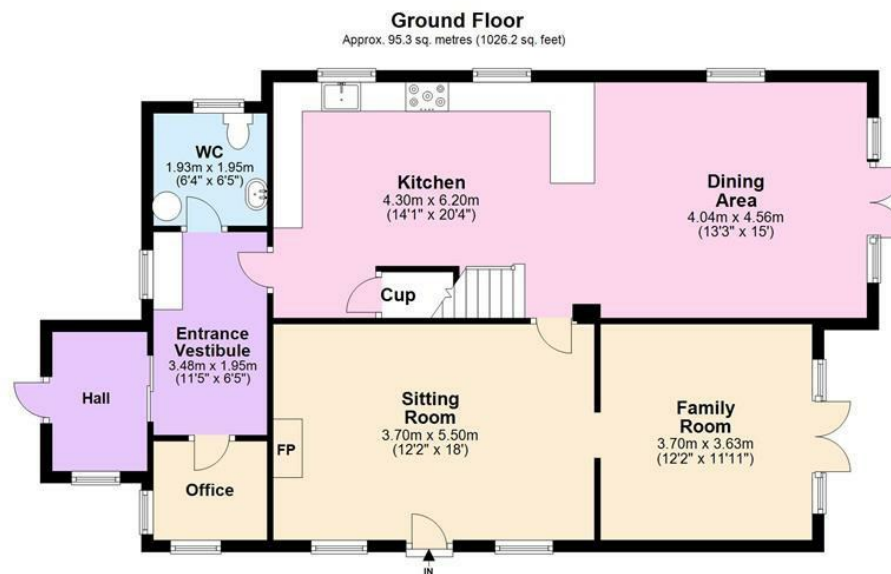
DIRECTIONS

We recommend using What3Words, navigate to: - [///cubs.access.pipes](https://www.what3words.com/#!/cubs.access.pipes)



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Total area: approx. 181.6 sq. metres (1955.2 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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