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The Hop Barn, & Oast Cottage, Orleton, Ludlow, SY8 4HW
Offers In The Region Of £645,000



The Hop Barn, & Oast Cottage Orleton, Ludlow

Located in the picturesque village of Orleton, near Ludlow, The Hop Barn & Oast Cottage offer a unique opportunity to acquire a newly renovated residence accompanied by a charming self-contained annexe. Set within private gardens with gated entry, this property boasts versatile living spaces, making it ideal for multi-generational living or potential rental income.

Orleton is a sought-after village 5 miles from Ludlow, offering a local shop & post office, a well-regarded primary school, traditional country pubs and a vibrant community with countryside walks on your doorstep.

FEATURES

- Sought-After Village Location
- Generous Open-Plan Living Area
- Immaculately Presented Throughout
- 3 Bedroom Barn Conversion
- 2 Bedroom Self-Contained Annex
- Landscaped Gardens
- Ample Off-Road Parking
- A Unique Countryside Retreat with Versatile Living Spaces
- Viewing Highly Recommended

Material Information

Offers In The Region Of £645,000

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: E

EPC: C (71)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

The Hop Barn is a beautifully designed property featuring three spacious double bedrooms, along with an additional room that can serve as a study or nursery, offering flexible accommodation to suit a variety of needs. With solid oak flooring throughout, this home exudes warmth and character. Paired with Oast Cottage, a charming two-bedroom residence, this unique offering presents an exceptional opportunity for those seeking a family home with income potential, or a multi-generational living arrangement.

Property Description

Main Residence – The Hop Barn seamlessly blends rustic charm with modern conveniences. The reverse living arrangement offers an expansive open-plan living room / kitchen / diner on the first floor featuring exposed beams, a vaulted ceiling, and vertical radiators. A contemporary kitchen fully equipped with an electric range cooker, integrated appliances including a dishwasher, washer/ dryer, fridge, and freezer, all seamlessly built into stylish fitted units with a spacious dining area. Expansive front windows and ceiling skylights flood the space with natural light, creating a bright and airy atmosphere.

Three bedrooms, including a luxurious principal suite with a stylish en-suite shower room are located on the ground floor along with an additional room that could serve as a study. An elegantly designed family bathroom comprises white modern oval freestanding bath with freestanding bath mixer tap, a vanity unit inset wash hand basin and W.C. provide a sophisticated finish.

Oast Cottage – A self-contained annexe. This unique property offers a delightful 2-bedroom cottage, this provides the opportunity for multi-generational living, guest accommodation, or rental potential. As you step inside Oast Cottage you are greeted by a reception hall leading into the kitchen / dining room, featuring a range of matching units with woodblock work surfaces, stainless steel sink, electric hob, and raised height

oven. Having ample space for dining and entertaining, the open plan arrangement leads through to the cosy lounge, with engineered oak flooring and a window overlooking the front aspect with stairs to first floor.

Two generous double bedrooms on the first floor provide a comfortable retreat, these rooms share access to the house shower room, equipped with a white suite comprising a vanity unit inset hand wash basin, shower enclosure and W.C. This versatile offering presents an array of possibilities, from multi-generational living to potential commercial use, all within a vibrant community setting.

Outside

The Hop Barn & Oast Cottage is perfectly situated in the heart of this sought-after village. Double gates open onto a spacious tarmac driveway, offering ample parking. The frontage is adorned with mature trees and well-maintained shrub borders. Steps lead to a charming brick-paved seating area, enclosed by a high fence for added privacy. The outdoor space also features a small lawn and a gravel section with stone-edged borders.

Location

Situated on a tranquil country lane between the sought-after village of Orleton and the convenient A49, the property offers both serenity and accessibility. Orleton village provides amenities such as pubs, a church, primary school, doctors' surgery, shop, and post office. The historic market town of Ludlow is a short drive away, renowned for its rich history, vibrant community, and culinary delights.

Services

Mains water, mains drainage and mains electric are connected with oil-fired central heating to the Hop Barn, and electric heating in the Oast Cottage.

Broadband Speed

Estimated Broadband Speeds - Basic 4 Mbps | Superfast 62 Mbps | Ultrafast 300 Mbps

Flood Risk

Rivers and the sea: No Risk.





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Local Authority

Herefordshire 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

This rare gem in a sought after area offers an unbeatable opportunity to create your dream residence with opportunity for multi-generational living, guest accommodation, or rental potential. 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



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DIRECTIONS

As you approach Orleton on the B4361 from Ludlow, turn left at the crossroads opposite the Maidenhead Inn, follow the road over a small bridge and after 250 meters the property will be found on the right hand side.



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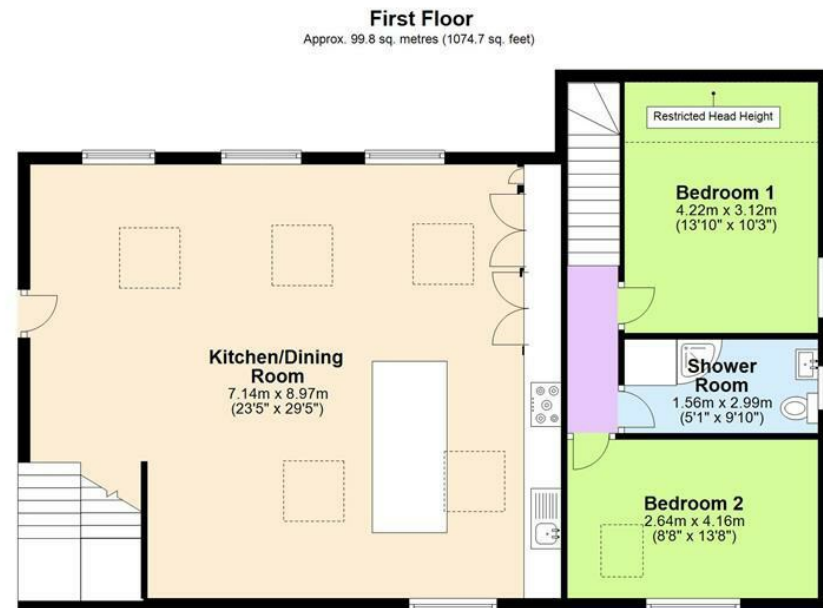
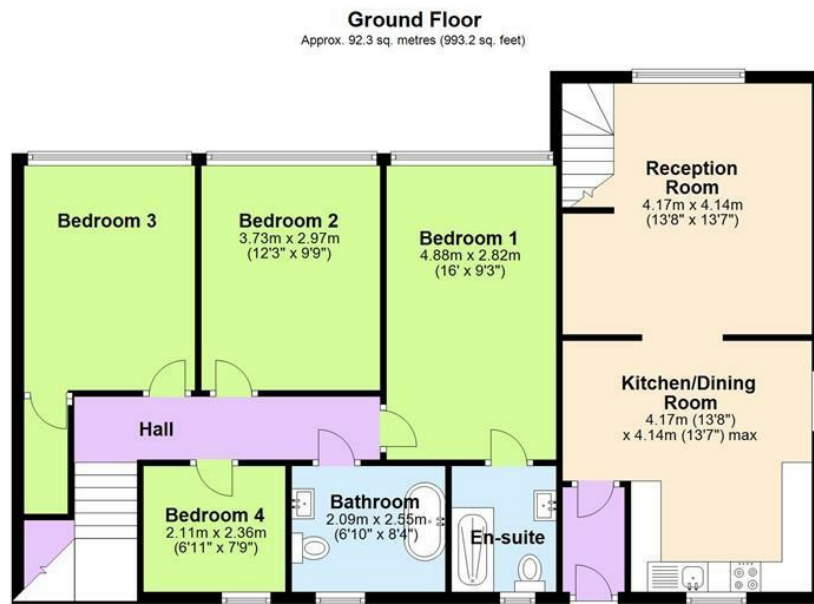
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Total area: approx. 192.1 sq. metres (2067.8 sq. feet)

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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