



2, The Orchard, Caynham, SY8 3BL
Offers In The Region Of £400,000

COBB
AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES



2, The Orchard Caynham

A spacious and well-presented three-bedroom semi-detached family home, located in a peaceful residential area within the sought-after village of Caynham, just outside the historic market town of Ludlow. This well presented home offers versatile accommodation with generous living areas and beautiful private gardens, ideal for families or retirees seeking a balance between rural charm and modern convenience.

FEATURES

- Semi-Detached Three-Bedroom Home
- Spacious Layout, Double Reception
- Kitchen and Utility Area
- Downstairs Cloakroom / W.C.
- Garage and Ample Off-Road Parking
- Landscaped Rear Garden with Patio and Growing Areas
- Requires Some Modernisation
- Viewing Highly Recommended

Material Information

Offers In The Region Of £400,000

Tenure: Freehold

Local Authority: Shropshire County Council

Council Tax: C

EPC: E (45)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Introduction

The property would benefit from some modernisation, offering an excellent opportunity for buyers to update and personalise the home to their own tastes. With a generously sized plot and a traditional layout, there is clear potential to extend the existing accommodation (subject to planning consent), making it ideal for growing families or those seeking additional living space. Whether enhancing the current footprint or reconfiguring internally, this home presents significant scope to add long-term value.

Property Description

Ground Floor:

The property is entered via a welcoming entrance hall, which includes useful storage space and access to all main living areas. The living room benefits from sliding doors to the rear patio, and bringing in natural light, featuring a storage cupboard and a central fireplace that creates a cosy focal point. Adjacent is a separate formal dining room with window overlooking rear garden and traditional feature fireplace, ideal for entertaining.

The kitchen / breakfast room is well-equipped with fitted units, space for oven and hob, built-in range cooker and space for informal dining, all overlooking the front garden. A separate utility room provides additional appliance space and storage, with versatile store cupboard and W.C. Completing the ground floor is a versatile garage / workshop with up-and-over door to front and service door to the rear.

First Floor:

Upstairs, the principal bedroom is a

spacious double room with views over the garden. Bedroom two is another generous double with built-in storage and views over the rear garden. Bedrooms three offers flexibility, suitable for use as a single bedroom, nursery, study or guest accommodation. A well-proportioned family bathroom serves the bedrooms and includes a bath with overhead shower, W.C., and pedestal wash basin.

Outside

The rear garden is a true highlight of the property, beautifully maintained and thoughtfully landscaped to offer a peaceful and private outdoor retreat. It features a well-kept lawn bordered by established planting, with vibrant flower beds and a charming greenhouse ideal for keen gardeners.

A paved path winds through the space, leading to a secluded pergola and seating area. Beyond the formal garden, open countryside views create a wonderful sense of space and seclusion, with mature trees and hedging providing privacy and natural beauty throughout.

Garage and Parking

To the front of the property, a generous driveway provides ample off-road parking for multiple vehicles, enhancing both convenience and accessibility. An attached garage offers further secure parking or storage, complete with power supply for practical use.

Services

We understand oil, electricity, water and drainage are connected to the property.

Broadband

Estimated Broadband Speeds are: -
Basic 11 Mbps | Ultrafast 1800 Mbps





Location

Caynham is a picturesque village set amidst the rolling hills of the Shropshire countryside, just 2.5 miles from the historic market town of Ludlow. Known for its tranquil setting and rural charm, the village offers a close-knit community feel with excellent opportunities for walking and cycling in the surrounding landscape. Despite its peaceful character, Caynham enjoys convenient access to the A49 and Ludlow rail station, making it well connected for commuting and travel.

Local Authority

Shropshire County Council

Tenure

Freehold

Band:

C

Annual Price:

£2,061

Flood Risk

Rivers and the sea: Very Low

Viewing Arrangements

By appointment with the Ludlow Office.

Tel: 01584 874 450 Email: ludlow@cobbamos.com

DIRECTIONS

We recommend using What3Words, navigate to: - [///boost.bulky.plugged](https://www.what3words.com/boost.bulky.plugged)





Ground Floor

Approx. 121.7 sq. metres (1309.9 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



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

Ludlow

Telephone: 01584 874450
ludlow@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Lettings

Telephone: 01432 266007
lettings@cobbamos.com
14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310
leominster@cobbamos.com
5 Broad Street, Leominster, HR6 8BS

Knighton

Telephone: 01547 529907
knighton@cobbamos.com
22 Broad Street, Knighton, LD7 1BL

Land & New Homes

Telephone: 01584 700648
landandnewhomes@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Head Office

Telephone: 01568 605300
hello@cobbamos.com accounts@cobbamos.com
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS



www.cobbamos.com