



15, Caynham Court, Ludlow, SY8 3BJ
Guide Price £450,000

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15, Caynham Court Ludlow

A beautifully presented and refurbished property located in the grounds of Caynham Court. Known euphemistically as the New House but with origins dating back probably to the 19th Century, the property has been re-modelled to provide fantastic accommodation to suit modern day needs.

Sleek kitchen/dining room design, impressive shower room and fabulous outside entertaining space.

FEATURES

- Semi-detached house
- Four bedrooms
- Stunning Kitchen/dining room
- Sitting room
- Utility room & cloakroom
- Lovely decked entertaining area
- garden and summer house
- Air source heat pump
- garage
- Immaculately presented

Material Information

Guide Price £450,000

Tenure: Freehold

Local Authority: Shropshire

Council Tax: D

EPC: D (56)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

The current owners have completely remodeled this property and their imagination has created a stunning sleek family home which offers a large kitchen/dining room with bi-fold doors, sitting room, cloakroom and utility room. Also with three double bedrooms and a fourth that doubles up as a home office/study depending on your needs and finally there is a modern shower room. this is all complimented by contrasting modern double glazing and air source heat pump providing the heating and hot water.

if that was not enough there is a lovely garden designed to provide a a great entertaining space and a garage.

Property description

Ground floor:

Enter the property through the front door and the first think you notice is the spacious entrance hall with doors leading to all downstairs rooms. To the right is the dual aspect sitting room with patio doors to the rear and a fireplace with a gas fired cast iron stove. The other rooms located off the hallway are the cloakroom and well designed utility room. The kitchen/dining room is THE room with a comprehensive range of modern charcoal units with contrasting Quartz work tops and includes an induction hob, electric oven and fitted dishwasher.. The dining area is spacious and with the bi-fold doors leading out on to the decking area this is a great entertaining room.

First floor:

Taking the stairs to the first floor the first room is the fourth bedroom which is currently set up as a home office, then the three double bedrooms all face the rear of the property and there is the large shower room with walk in shower cubicle and modern fittings.

Outside & garden

As mentioned previously the garden has been designed to provide a great entertaining space with large decking area, two lawn areas and a summer house providing cover from the unpredictable British summer! the frontage is graveled with some specimen shrubs and trees.

Garage

There is a single garage located opposite the property.

Location

Caynham is located around 2.5 miles from Ludlow which is a jewel in the Shropshire crown; steeped in history and offering everything that a small town should offer for all walks of life Inc. families, walkers, foodies, shoppers, sports men & women with clubs for most sports available. There are great road links to access some of the major cities of the western side of the country and a railway station also providing links to the whole country.

Tenure

The property is Freehold with an arrangement to pay a share of the





upkeep of the private road around the Court.

Services & council tax

Mains electric, water & drainage services are connected
Council tax band D payable to Shropshire Council

Flood risk

Very Low

Broadband & mobile coverage

Fibre is connected to the property with speeds available up to 1800 Mbps
Mobile coverage is good (Ofcom)

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.

DIRECTIONS

Leave Ludlow along Sheet Road and at the roundabout on the A49 go straight across signposted to Caynham. Follow this road for approximately 1.5 miles. At the T junction turn left and ascend the hill turning right in to Caynham Court. As you enter the development follow the road to the right and the property can be found on the left hand side.





Ground Floor

Approx. 63.3 sq. metres (681.4 sq. feet)



First Floor

Approx. 64.4 sq. metres (692.8 sq. feet)



Total area: approx. 127.7 sq. metres (1374.1 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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