



SAMUEL WOOD

Ramblers Way Boraston, Tenbury Wells, Worcestershire, WR15 8LH

Asking Price £550,000



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- Delightful character country cottage
- Detached carport/workshop/hobby room full of potential
- Three bedrooms, two bathrooms
- Timbered features, wonderful fireplace and a homely feel
- Around 2,000 square feet of accommodation
- Cottage Gardens, third of an acre
- Three good sized reception room and spacious Kitchen/Breakfast room
- A cottage not to be missed

Grade II Listed 17th Century Cottage with approx. 2,000 sq ft, Outbuildings and a third of an acre Gardens



A beautifully presented Grade II listed 17th century cottage offering approximately 2,000 sq ft of characterful accommodation, set within around a third of an acre of mature gardens in the peaceful hamlet of Boraston. The property combines period charm with practical living, including three reception rooms, three double bedrooms and a substantial detached outbuilding incorporating carport, workshop and mezzanine hobby/office space, making it ideally suited to those seeking both space and versatility in a rural setting.

Location

Boraston is a delightful hamlet set around an ancient church, well away from main roads. This peaceful location benefits from an active village community with a wide range of facilities available in nearby Tenbury, just 2.2 miles away. For those needing to commute, Ludlow train station is a 10 mile drive to the north and the main motorway network is approximately 20 miles to the east.

Accommodation

Comfort, space and an abundance of period features best describes the feel of Ramblers Way with the accommodation fully described as follows

Entrance Hallway

A characterful welcome with exposed timber features and access to the cloakroom which has a quarry tiled floor, WC, hand basin and useful storage area.



Sitting Room

Has an abundance of character with ceiling beams, wall timbers and windows to both the north and west elevations. The feature inglenook fireplace houses a wood burning stove upon a brick hearth with further exposed brickwork.

Garden Room

Having an attractive tiled floor, exposed stonework, timber trusses and large stable door onto the mature garden.

Kitchen/Breakfast Room

With stable door and window to the east elevation, tiled floor and ample room for table and chairs. The handmade units have tiled work surfaces and the feature fireplace houses an oil fired range cooker that also provides the central heating and hot water.

Dining Room

A lovely light room with French doors opening out onto the south facing garden and with a further window in the east elevation. The parquet-style woodblock floor adds character and the fireplace houses a wood burning stove.

First Floor Landing

With exposed timbered features and airing cupboard with shelving.

Bedroom 1

Has window overlooking the garden and a lovely chimney pot view across the rooftops.

En-suite Shower Room

With roof window and a white suite comprising a WC, hand basin and shower cubicle

Bedroom 2

A double room with built-in wardrobes and a view over the fields to the church.

Bedroom 3

A further double room with an abundance of character and far reaching views to the east.

House Bathroom

Has a full suite and window overlooking driveway.

Outside

A gravel driveway provides extensive parking for 8-10 vehicles. The large detached outbuilding incorporates an open front carport (5.3m x 2.53 m) and double doors into the workshop (5.74m x 4.95m). There is a further mezzanine office/hobby space above. All areas have lighting and power sockets.

Ramblers Way is surrounded by mature gardens with a total plot of approximately a third of an acre. The lawns are edged with deep border and seating areas. There is a small orchard, a green house and useful brick garden store.

Agents Note

There is a public footpath that crosses the driveway.





Services

Mains electricity, mains water, private drainage, Oil fired heating to radiators via the range in the kitchen, Broadband speeds between 10 and 1800 MBPS.

Flood Risk - Very Low

Local Authority

Shropshire Council

Council Tax Band - E

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.



Directions

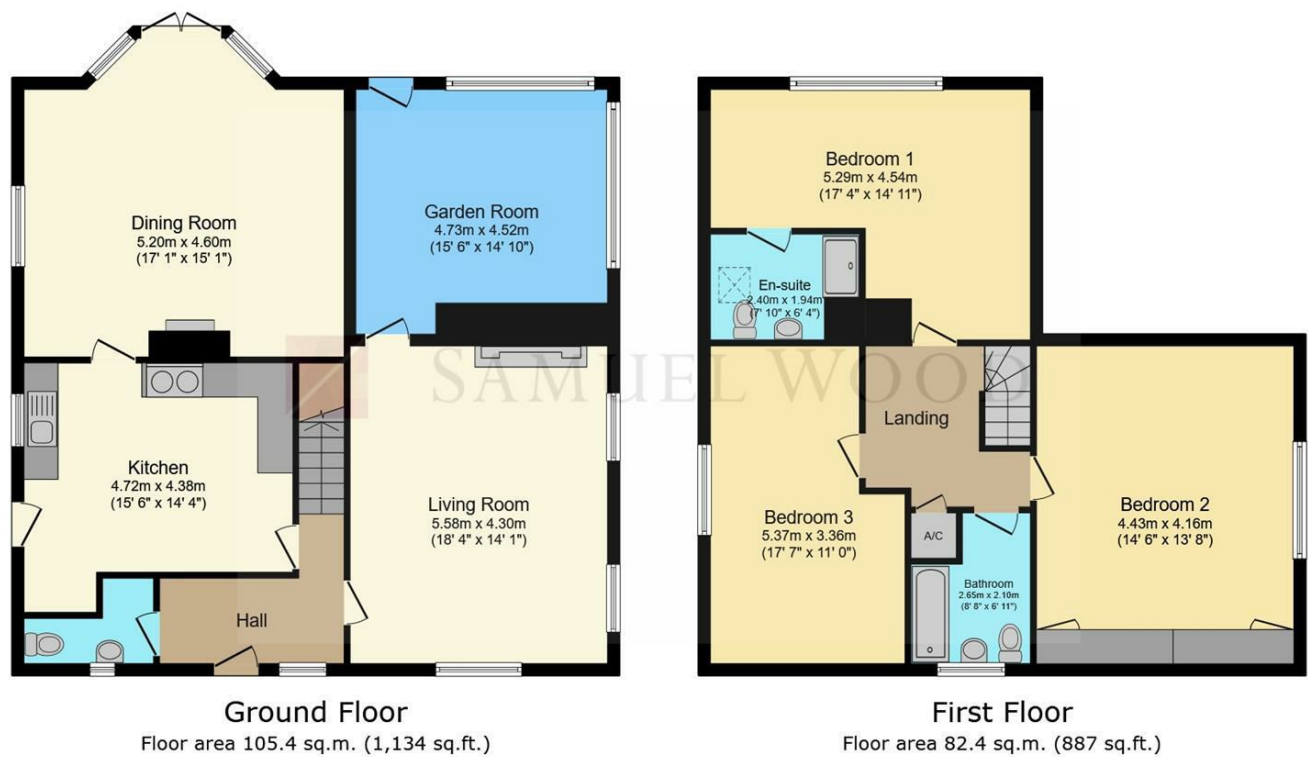
Proceed east on the A456 from Tenbury Wells turning left just before the Peacock inn. Follow the Lane into Boraston and the property will be found on the left-hand side opposite the old telephone box as indicated by the agents For Sale sign.







Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.