



**Hill View, Greete, SY8 3BZ**  
**Price £425,000**

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# Hill View, Greete

A detached 1930's 3 bedroom bungalow set in around 0.5 acres of gardens on the edge of this small hamlet in the south of Shropshire close to the Herefordshire and Worcestershire borders and surrounded by stunning countryside offering excellent walking and incredible views.

## FEATURES

- Detached 1930's bungalow
- 0.5 acre garden
- 3 bedrooms; two bathrooms
- Living room & kitchen/dining room
- Utility & double garage
- Ample parking
- Double glazed; Oil heating
- Close to Ludlow & Tenbury Wells

### Material Information

**Price** £425,000

**Tenure:** Freehold

**Local Authority:** Shropshire

**Council Tax:** D

**EPC:** F (36)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78
55-68	D		
39-54	E		
21-38	F	36	
1-20	G		

## Introduction

The property was built in the 1930's and was originally occupied by a school teacher and then a local vet who extended the property. It was purchased by our client in the 1980's and over the years it has been updated and modernised and offers flexible accommodation as all the rooms are on the ground floor. There is however a surprise in the loft as there are two additional rooms which are accessed via a loft ladder and was used by the vendor's daughter as her den but does provide excellent storage space. The property sits in level gardens of around 0.5 acres which have been well cultivated over the years with vegetable garden, lawns, flower beds and a wild flower meadow.

## Property description

The property is entered via the front door into an "L" shaped hallway providing access to all rooms. Immediately on the left is the kitchen/dining room which is a good sized rectangular room with a comprehensive range of hand built pine wall & base units across two walls and space for a large table. There is a "Stanley" cast iron, oil fired range which provides heating, hot water and cooking although there is also an electric oven & hob. A door from here leads to the utility/boot room which is a great space for storage and wet dogs! A door from here leads to a covered parking area and a door to the double garage.

Returning to the hallway, the next room on the left is the living room which again is a large rectangular room with a large window overlooking the garden and French doors leading out on to the garden. The focal point of the room is the fireplace with a wood burning stove and built in book shelves giving this room a lovely cosy feel. The next room would have been the original entrance hall with a front door until the bungalow was re-ordered and is now a 3rd bedroom or study. Next is the second bedroom which is a double and has a bay window. Back in the hallway and there is access to the main bedroom and ensuite shower room and finally there is the main bathroom.

From here a cupboard conceals the loft ladder that leads up to the aforementioned loft rooms. The first

room has a Velux window, sink and a cupboard houses the hot water cylinder. A door leads through to another good size room which has a casement window overlooking the rear garden. As the access to the loft is from a "non regulation approved" ladder these rooms can only be described as storage, however the vendor's teenage daughter happily used these rooms as a bedroom and study room.

## Parking & double garage

The property is accessed off the lane by a tarmac driveway providing parking for numerous vehicles and there is the double garage with up and over door, power & light.

## Garden

The bungalow sits in a central position within the garden and is surround by the various designated areas. The plot is enclosed mainly by natural hedging and some stock fencing. There are large lawned areas, a vegetable garden and small orchard/arboretum with some lovely specimen trees and wild flower meadow. This is a delightful garden and outside space located as it is adjacent to farmland.

## Location

Greete is a small hamlet on the borders of the three counties and remains small enough that everyone knows everyone with a real sense of community with the 11th century church of St James being the focal point. The nearest market towns are Tenbury Wells (2.5 miles), Ludlow (7.5 miles) & Leominster (12.5 miles) and all offer excellent facilities including shopping, sporting, schooling and leisure. Train stations are also close by in Ludlow & Leominster offering a much wider choice of travel to other major towns & cities.

## Services & tenure

Mains electric & water  
Septic tank drainage  
Oil fired heating  
Shropshire Council Tax band D  
Freehold

## Anti-money laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry





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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.

### Broadband & mobile coverage

Ultrafast broadband is available from Openreach with 1800/220 Mbps possible.

Good Mobile signal (outside) subject to provider

Information provided by Ofcom from their broadband & mobile coverage checker service

### Agents note

The vendor intends to covenant the garden to ensure that it remains a garden and can not be developed for additional residential dwelling(s).

### Brick House Solar Farm

Planning permission has been granted for a solar farm to be built on the south-western edge of the village and more information can be found by visiting <https://www.brickhousesolarfarm.com/>. The site would not be visible from this property and all construction traffic has to approach the site via the western approach road via Caynham & not through the village or past this property.. For further information please contact the agent.

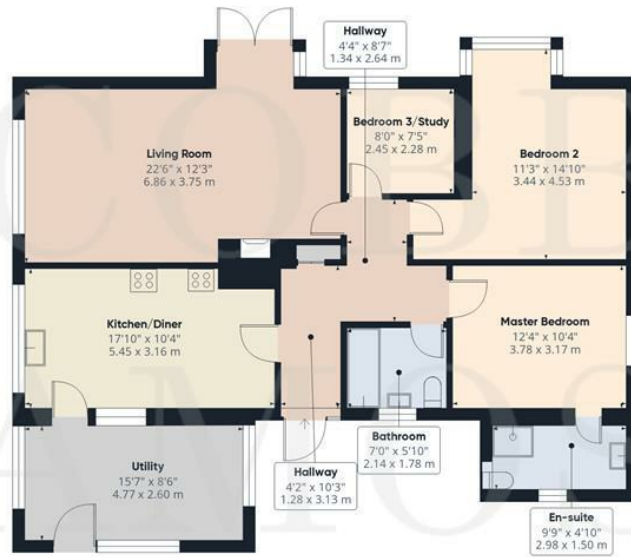


### DIRECTIONS

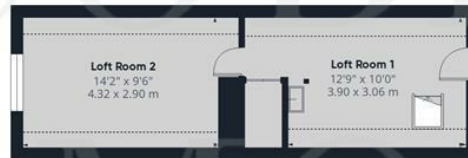
From the A49 at Woofferton take the road opposite The Salway Arms signposted to Tenbury Wells. Follow the A456 for 4 miles and take the left turning after Burford House Garden Centre which is signposted to Greete. Follow this road for 1.5 miles and the property can be found on the right hand side just after the crossroads.







Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1450 ft<sup>2</sup>  
134.7 m<sup>2</sup>

**Reduced headroom**

71 ft<sup>2</sup>  
6.6 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

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