

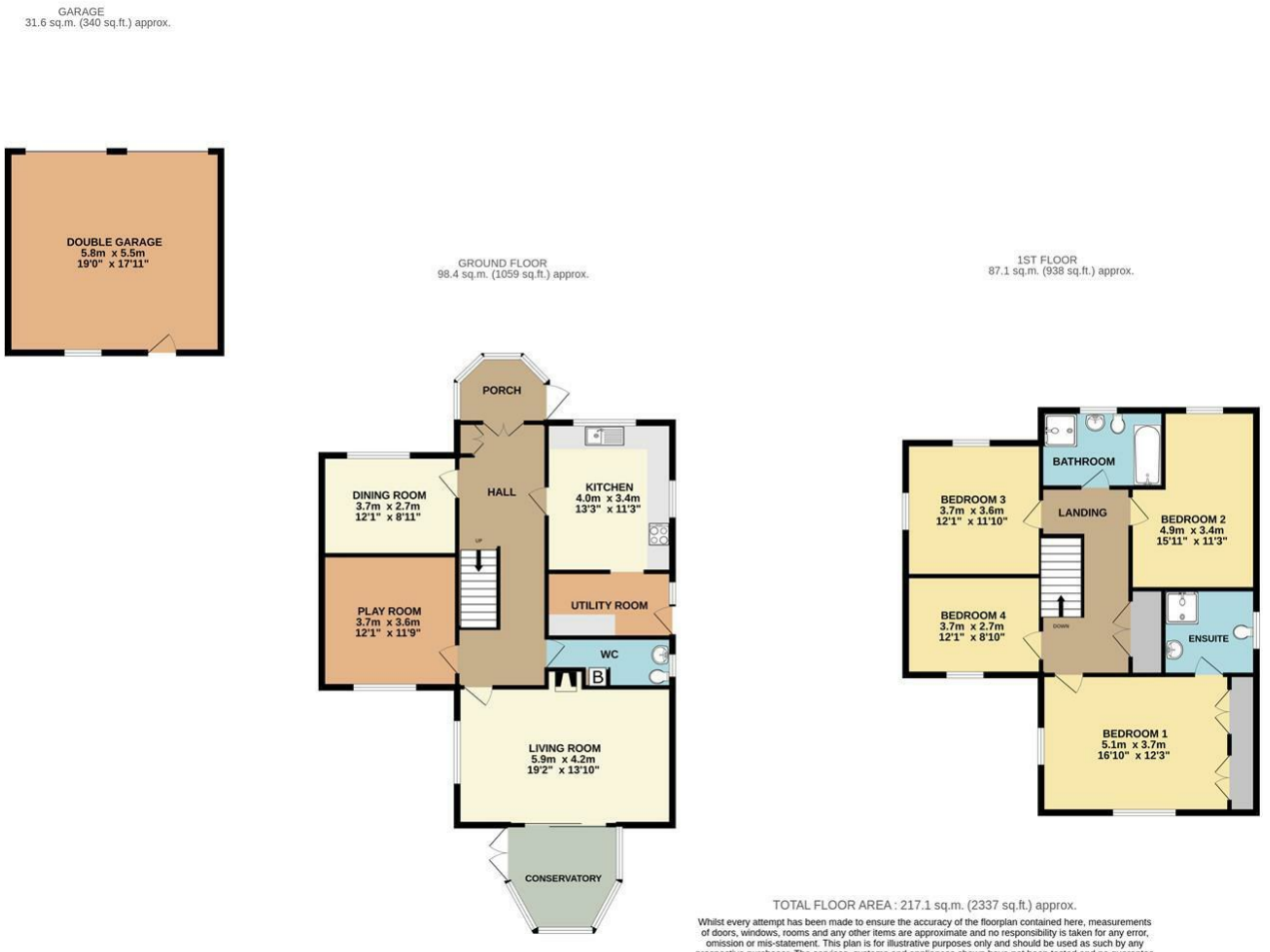
Kermoors, Ludlow, SY8 3JL
Price £600,000

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LAND & NEW HOMES

Kermoors
Ludlow

- Private and secluded
- Mature garden
- Recently decorated
- Modern kitchen
- Detached double garage
- Ample parking
- Set back from the village road

Please note that the dimensions stated are taken from internal wall to internal wall.



Material Information

Price £600,000

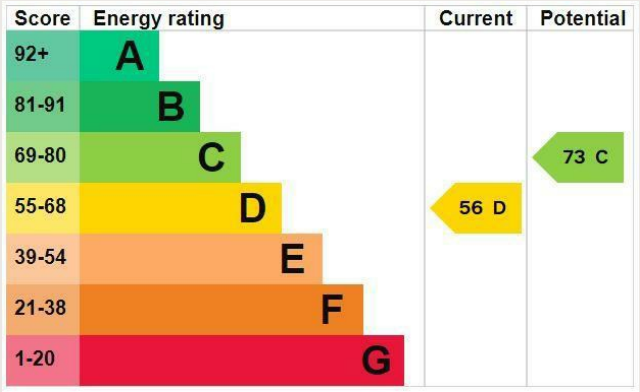
Tenure: Freehold

Local Authority: Shropshire

Council Tax: F

EPC: D (56)

For more material information visit www.cobbamos.com



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.

Property Description
You approach the property across a large driveway with ample parking for a number of cars. From the main entrance a porch leads you into a generously sized hallway from which all principal rooms are accessed.

The living room is a particularly attractive space, with fireplace housing a woodburning stove and double sliding doors opening into the conservatory which overlooks the mature rear garden. This large room at the rear of the property makes the most of the views and provides a wonderful place to relax and enjoy throughout the seasons.

The modern kitchen is to the left of the entrance and comes well-appointed, offering ample worktop areas, fitted units and space for a breakfast table — ideal for those who enjoy cooking and entertaining. Adjacent to the kitchen is a useful utility room, offering plenty of storage and space for appliances, with access to the side of the property.

There are two further ground floor rooms: a dining room for your more formal occasions, and a larger room with views to the rear which offers flexibility for different uses or to even be knocked through to the dining room to create an exceptionally large dining room. A convenient cloakroom/WC completes the ground floor accessed from the hallway.

A wide staircase rises to a bright airy landing, giving access to four double bedrooms, a large airing cupboard and family bathroom comprising bath, separate shower cubicle, WC and wash hand basin. The principal bedroom at the back of the home benefits from an en-suite shower room and fitted wardrobes which span the width of the room. All of the remaining bedrooms, are also excellent sizes, and enjoy different aspects looking out over surrounding countryside.

The gardens have been thoughtfully designed to complement the rural setting, with a variety of mature planting and delightful corners to explore. With the West facing garden and arable fields to the rear you have privacy but also great views and exceptional sunsets over the Clee.

Immediately behind the property is your more formal space with patios and separate areas to enjoy throughout the day. To the Northern side of the boundary an extra plot of land has been added to the house to, give more space and to match the spacious house that is on offer.

To the front, there is ample driveway parking leading to a detached double garage with water, with further space for a caravan or additional vehicles. Behind the garaging is the modern oil tank and secondary access to the garage.

Services
Mains water, electricity and drainage. Oil fired central heating
Tenure Freehold
Council tax band F

Location
Kermoors is situated in the popular rural village of Knowbury, which benefits from a village pub, church and a thriving community. Just a short drive away is the historic market town of Ludlow famed for its regular festivals, independent shops, wonderful architecture and gastronomic reputation.

Agents Note
Buyers Compliance Administration Fee: In accordance with The Money Laundering Regulations 2007, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents

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DIRECTIONS
Leave Ludlow from the M&S roundabout towards Caynham and Knowbury. As you enter Knowbury you'll pass the village hall on your left hand side, three houses up and you'll arrive at your destination.

















