



SAMUEL WOOD

Bramleys 2 Manor Orchard, Culmington, Ludlow, Shropshire, SY8 2DN

Offers Over £600,000



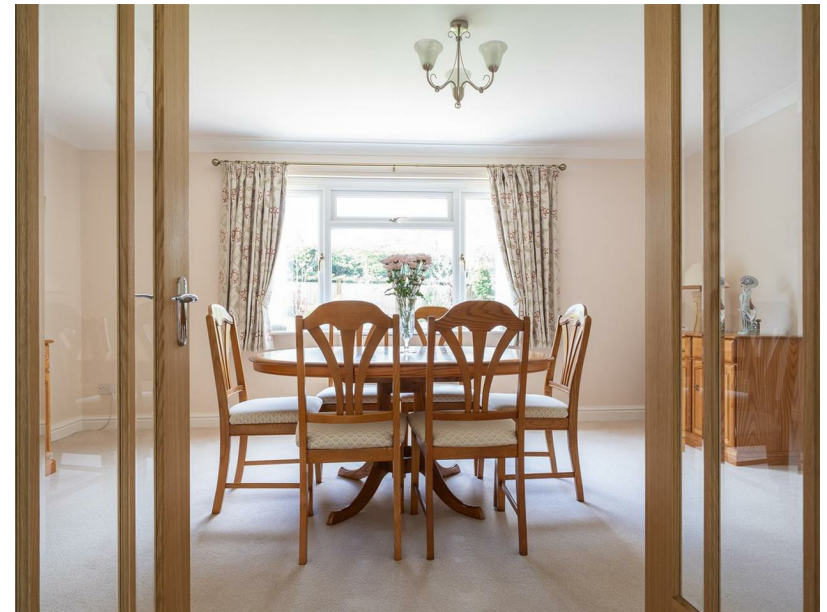
Bramleys 2 Manor Orchard

Culmington, Ludlow, Shropshire, SY8 2DN



- Five bedroom detached executive home
- 2700 square feet of accommodation including garage
- Two large reception rooms
- Double garage and driveway parking
- Popular village in rural South Shropshire
- Three upgraded bathrooms
- Pretty gardens with plot approaching 1/5 of an acre
- Must be viewed to be fully appreciated

This immaculately presented and modern five bedroom detached executive home extending to approximately 2700 square feet, sits in a select cul-de-sac of only five high-quality homes in a popular village setting within a short drive of historic Ludlow. Accommodation, much improved over the last five years to include a high specification kitchen and three new bathrooms must be viewed to be fully appreciated. Outside the property sits on a good sized and flat plot of 0.17 of an acre to include excellent driveway parking and an integrated double garage.



Location:

Culmington is a popular village sitting in the Corvedale and has facilities to include Church, Village Hall and active community. Historic Ludlow is around a 10 minute drive and is renowned for its architecture, culture and festivals whilst also having a good selection of facilities and a mainline railway station.





Accommodation:

The property is approached into an impressive and spacious entrance hallway with a cloakroom off having modernised suite of WC and wash hand basin in white.

The living room, which enjoys a large bay window to front elevation, has a feature fireplace with multi fuel stove fitted and glazed double doors opening into an equally spacious dining room overlooking the rear garden.

The impressive kitchen also overlooks the garden with double doors and window and has been comprehensively re-styled by our current vendors with a modern range of matching units with cream coloured fronts, granite worksurface and breakfast bar, along with ample room for a decent sized table and chairs. Integrated appliances include Neff ceramic hob and double oven, Neff dishwasher and room for a freestanding American style fridge freezer.

Door then leads into a good sized utility with units matching those of the kitchen with broom cupboard and the wall mounted gas fired boiler is housed here and heats domestic hot water and radiators. Door to integral garage.

The first floor landing serves five good sized bedrooms, bedrooms one and two have luxurious en-suite shower rooms together with a large and re-fitted bathroom serving the other three bedrooms. All three suites have been upgraded by the current vendor and are immaculate.

Outside:

The property sits in a select cul-de-sac of five properties in this sought after and well respected village and is accessed onto a double width gravel driveway providing comfortable parking for up to 4 cars and an integral double garage with electric doors.

Gardens at the frontage are open plan and immaculately presented, whilst the rear garden has high board fencing to both side and rear elevations aiding privacy, paved seating areas, level lawned garden, a circular patio which is accessed under an archway with trellis work and climbing plants. Around the outside of the garden are well stocked and mature borders. On both sides of the house there are side garden areas, one gravelled with trellis work, whilst on the other side there is a circular paved area.

Services:

We understand that the property has mains electric, mains water and private drainage. LPG gas fired heating via a Worcester boiler. Multi-fuel stove in the living room.

Windows are upvc double glazed. The electric consumer unit has been upgraded in our current vendors ownership.

Broadband Speed: 14 - 80 Mbps

Flood Risk: Hlgh - The house has not flooded since it was built in 1997.

As a precaution the current vendors have had some low level flood resilience measures installed.

Tenure: We understand the tenure is freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury,



Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: F

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

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

Referral Services: 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.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Directions

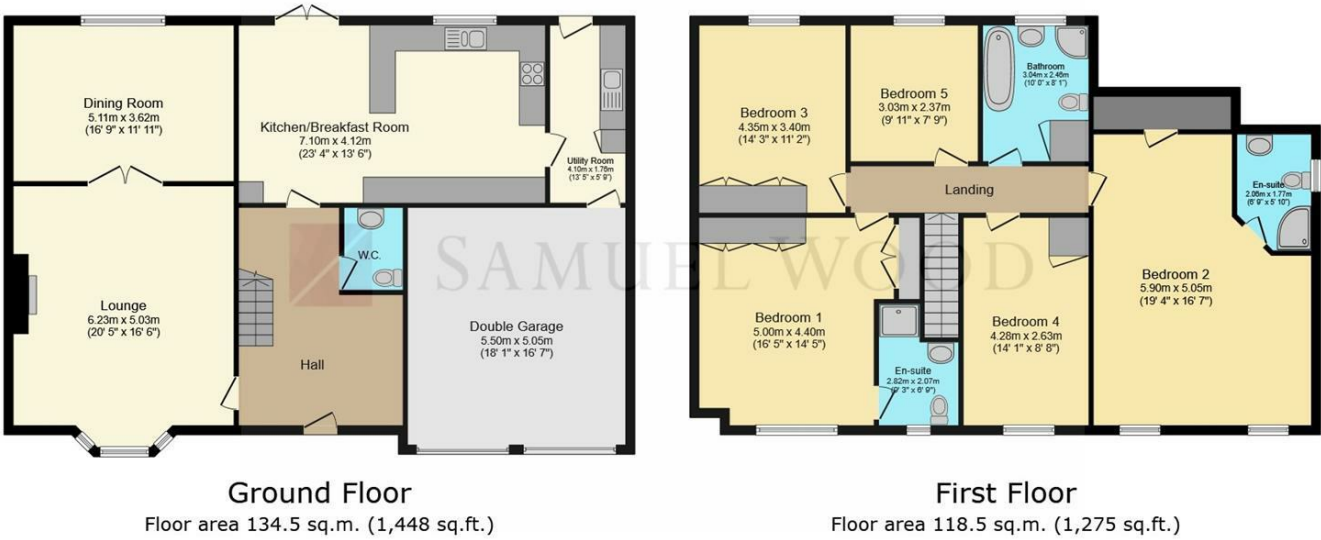
As you approach Culmington village from the Ludlow direction go past the village hall on your left-hand side taking the next turning on your right follow this road for around 50 m and the turning for Manor Orchard is on the right hand side







Floor Plans



Total floor area: 253.0 sq.m. (2,723 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.