



SAMUEL WOOD

Poundford House, Shetfields, Coreley, Ludlow, Shropshire, SY8 3QN

Offers Over £600,000



Poundford House, Shetfields

Coreley, Ludlow, Shropshire, SY8 3QN



- 5 acre small holding
- Three bedroom Detached House
- Garage with hobby space above
- A property not to be missed
- Adjoining Clee Hill Common
- Excellent large steel framed agricultural building
- Fantastic far-reaching views

Adjoining Clee Hill Common and having 5 acres of grounds to include an excellent agricultural Outbuilding, Garage with hobby space above and a well- proportioned three Bedroom detached house. The rural location enjoys some fabulous views over its own grounds and far-reaching views over Shropshire countryside yet it is easily accessible into historic Ludlow. The property has direct access onto common land and is well away from main roads. EPC rating D.



Location

The property adjoins Clee Hill Common and is approximately a mile from Clee Hill Village which has a good range of local facilities whilst just a 15 minute drive will take you into historic Ludlow or Cleobury Mortimer where a larger range of facilities can be found.





Accommodation

The property is approached into an Entrance Hallway. Door into a Snug with window overlooking the common. Door into the Kitchen / Breakfast Room having a range of matching units and integrated appliances that include; cooker, hob, dishwasher and fridge.

The Living Room is an impressive room with a feature Inglenook fireplace with exposed stonework and a Clearview woodburning stove sat on a herringbone brick hearth. Oak flooring, window with view over common and double doors into Garden Room having vaulted ceiling windows and doors out to the garden with this lovely view.

Further double doors off the Living Room into a Conservatory taking in this breathtaking scenery over the property's field and the far-reaching views. Also on the ground floor is a useful Shower Room and Utility Room housing the boiler.

Oak staircase rises to First Floor Landing and it serves three Bedrooms, two of which are double and one a single. There is also a well-appointed House Bathroom.

Outside

The property is approached off the common track over a cattle grid and onto a good sized gravelled driveway which provides extensive parking. There is a detached Garage block which incorporates a large oversized Garage with inspection pit, lighting and power fitted. Externally accessed on the first floor and two interconnecting hobby rooms

There are mature gardens that wrap around the house and in total the property extends to 5 acres to include a field and an excellent agricultural outbuilding that measures internally 14.50 m x 7.7 m. This is steel framed with block work and feather edge boarding and it has an electrically operated front door with light, power and water fitted. There is then an addition of a lean-to at the side.

Agents Notes

1) There is currently a secondary access into the property's field through the current vendors retained property next door and this will be available for 24 months after legal completion.

2) The property has common rights for grazing of sheep.

3) A footpath goes over the field, but this is well away from the property.

Services: We understand that the property has mains electric, Mains water and private drainage. Oil fired heating to radiators. Woodburning Stove. Windows are double glazed.

Broadband Speed: Basic 15Mbps





Flood Risk: Very Low

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: E

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

Proceed through the village of Clee Hill from the Ludlow direction going over the cattle grid and onto the common. Take the first turning on the right hand side signposted Coreley and you will drop down into some s- bends. Take the track on the right hand side and follow this track across the common and Poundford House is the third property on your left-hand side. What3words [inflict.inversely.driveways](https://www.what3words.com/)







Floor Plans



Total floor area: 203.5 sq.m. (2,190 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | ludlow@samuelwood.co.uk