



SAMUEL WOOD

Damson Hill Barn Nash, Ludlow, Shropshire, SY8 3DD

Offers In The Region Of £350,000



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Enjoying a beautiful rural location, this 3 bedroom barn conversion sits just a short drive from the historic market town of Ludlow & Tenbury Wells. Occupying an enviable position looking out on the edge of Shropshire's Area of Outstanding Natural Beauty, this beautifully presented barn conversion combines character, comfort and breath taking countryside surroundings. The Property itself has generous internal accommodation, gardens front & rear along with a garage. Viewing is highly recommended to see everything this lovely home has to offer.

- 3 Bedroom Barn Conversion
- Stunning Views
- Quiet Rural Location
- Single Garage & Parking For 2 Vehicles
- Gardens Front & Rear
- Bathroom & Ensuite
- Oil Fired Heating
- No Onward Chain

Inside, the accommodation has been thoughtfully designed to offer practicality, a welcoming reception hall provides access to a useful ground floor WC. The kitchen breakfast room is well appointed with a range of matching units to include base cupboards, wall cupboards and drawers, an understairs walk in pantry/storage depending on your needs. There is also a door providing access to the rear garden. The sitting room has a lovely fireplace with woodburning stove and doors opening into the front garden.

The first floor has three well-proportioned bedrooms, the impressive principal suite has a fitted wardrobe and ensuite bathroom. The second bedroom also has a fitted wardrobe and a lovely view across the countryside. Bedroom three is a practical size but could also serve as an office or hobby room if required. These bedrooms are served by the main bathroom which has a suite in white with a shower fitted over the bath.

Externally, the gardens are a true feature of the property. To the front, a laid-to-lawn garden enjoys uninterrupted views over the surrounding countryside, offering a wonderful space to unwind and appreciate the rural setting. The rear garden has been designed with ease of maintenance in mind, featuring a patio area a perfect spot for alfresco dining and entertaining throughout the summer months.

Agents Note: As it is common with terrace properties there is a right of access in the rear garden for a neighbouring property to put their bins on the road and receive oil heating deliveries.

Services: We understand that the property has mains electric, electric hob, oil fired heating and a septic tank which is shared between 3 properties.

Broadband Speed: 1800 Mbps

Flood Risk: 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: C

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.

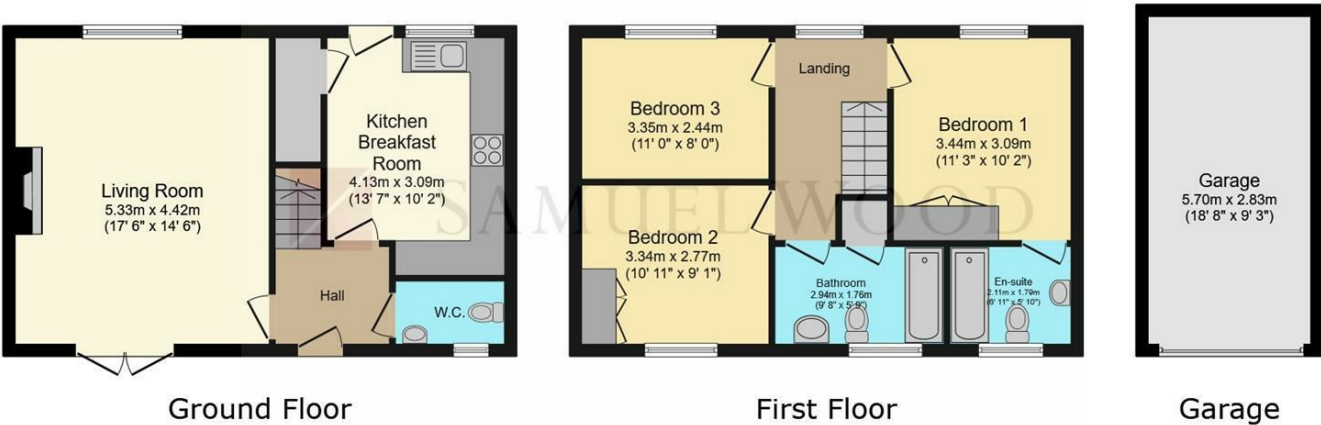
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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



Floor Plans



Total floor area: 86.7 sq.m. (933 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
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