



SAMUEL WOOD

5 Farden, Bitterley, Ludlow, Shropshire, SY8 3HU

Offers Based On £495,000



3 2 2 E

This 3 bedroom detached country cottage sitting on the slopes of the cleve with fine views across the rooftops enjoys mature gardens and grounds extending into 0.4 of an acre.

Accommodation benefiting from oil fired heating, UPVC double glazing to include Porch, Living Room, Kitchen/Dining room, Utility, Inner Hall, Porch, Sitting room/optional Bedroom 4 and Shower room. First floor landing 3 Double Bedrooms (one with balcony) and House Bathroom. EPC on order

- 3 bedroom detached country cottage
- Rural Hamlet on slopes of Clee
- Easy reach of historic Ludlow
- Character features throughout
- Plot extending to 0.4 of an acre
- Tucked away position, well away from main road

Location

Farden is a small hamlet sitting on the slopes of the Clee and a short 10 minute drive into historic Ludlow which is renowned for its architecture, culture and festivals. Clee Hill village is a short drive and has a good range of local amenities.

Accommodation

The property is approached into an entrance porch which opens into the living room with an attractive Inglenook fireplace with woodburning stove. Full of character with ceiling beams and timbers, kitchen/dining room fitted with a range of handmade units and includes an Esse electric stove and a Belfast style sink, ample room for table and chairs. Door then into a good size utility.

Hallway again with beamed ceiling, leads to sitting room (currently used by vendors as bedroom four) having double doors out onto the garden. There is also a rear porch and a useful shower room with modern suite that includes double width shower, wash hand basin and WC in white.

The first floor gives access to 3 good sized double bedrooms, a large house bathroom with suite in white of scroll edged bath, WC and wash hand basin. The bedroom at the rear opens onto a good sized balcony overlooking the gardens

Outside

Double opening gates onto a brick effect driveway which leads across the frontage and under a large carport sitting at the side of the house providing parking for numerous vehicles. Gardens and grounds with the property extend 0.4 of an acre and are mainly laid to lawn with stone edged borders and pathways. There is a sunken pond and a useful outbuilding having light and power fitted and measures internally 4.45 m x 4 m. The property also enjoys a small paddock area sitting at the front side of the house.

Agents Note

The current vendors live in the property next door and will be responsible for erecting a fence between the properties and between their field and the section of field that they are including in the sale.

Services

Mains electricity, water, shared private drainage. Oil fired heating to radiators (boiler replaced in 2025). Woodburning stove. Windows are UPVC double glazed

Broadband Speed: Basic 14 Mbps and Ultrafast 80 Mbps

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



Floor Plans



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

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