



8 Orchard Rise, Richards Castle, Ludlow, SY8 4EZ

Offers in the region of £285,000



Holters
Local Agent, National Exposure

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Set within the popular village of Richards Castle, this beautifully presented three-bedroom home offers spacious, ready-to-move-into accommodation, a landscaped rear garden, garage and private parking, making it perfectly suited to a wide range of buyers.

- End-Terraced House
 - Family Bathroom & Downstairs Shower Room
 - Sought After Village Location
 - Corner Plot Position
- 3 Bedrooms
 - Stylish Modern Kitchen
 - Landscaped Rear Garden
- Immaculately Presented Accomodation
 - Off Road Parking
 - Attached Garage

The Property
Situating within the highly sought-after village of Richards Castle, approximately 4.5 miles from the historic market town of Ludlow and surrounded by beautiful South Shropshire countryside, 8 Orchard Rise is an immaculately presented three-bedroom end-terraced home, occupying an enviable corner plot within a quiet residential cul-de-sac. This stylish family home offers modern, ready-to-move-into accommodation, complemented by a landscaped rear garden, garage, off-road parking and double glazing throughout.

Stepping inside, the light and airy entrance hall provides access to the staircase, a useful downstairs shower room/W.C. and the ground floor accommodation. Positioned to the rear of the property is a spacious living/dining room, with French doors opening directly onto the rear patio, creating a wonderful space for both everyday family life and entertaining guests. A recently installed Charnwood wood-burning stove forms an attractive focal point to the room, adding both warmth and character. The kitchen enjoys an attractive outlook over the rear courtyard and has been fitted with a stylish range of modern wall and base units, complemented by contrasting

worktops and space for free-standing and integrated appliances.

Heading upstairs, the landing gives access to all three bedrooms, the airing cupboard and the family bathroom. Bedrooms One and Two are both comfortable double rooms, while Bedroom Three provides an ideal child's bedroom, nursery or home office. Completing the accommodation is the contemporary family bathroom, fitted with a modern white suite and finished to an excellent standard.

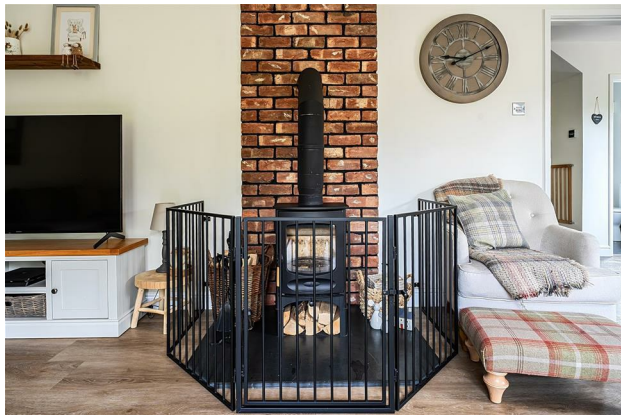
Outside, the property occupies a generous corner plot with a driveway providing off-road parking for one vehicle and leading to the attached garage. Gated side access opens into the beautifully landscaped rear garden, which has been thoughtfully designed to provide an excellent balance of lawn and patio areas. With well-enclosed by fencing and mature planting, the garden offers an ideal environment for children and pets, whilst the paved seating terrace immediately adjoining the rear of the property provides the perfect spot for relaxing during the warmer months. To the rear of the property is a low maintenance courtyard garden, which is accessed off the kitchen and provides entry into the rear of the garage. There is plenty of un-restricted parking available directly outside the

property within the cul-de-sac.

Overall, 8 Orchard Rise is a wonderfully presented home that effortlessly combines modern styling with practical family accommodation in a highly desirable village setting. The lucky new owners can simply unpack, settle in and begin enjoying everything this wonderful property and location have to offer.

The Location
Richards Castle is a welcoming and well serviced village on the Shropshire/Herefordshire border. Conveniently located between the historic towns of Ludlow and Leominster, the cathedral city of Hereford is also easily accessed, as is the Worcestershire town of Kidderminster. The village has a strong community spirit which is supported by All Saints Church, the village hall and the Castle Inn Public House. Richards Castle is also home to Moor Park School, a coeducational preparatory day and boarding school and is in the catchment area for, amongst others, Orleton C of E Primary School and Wigmore High School.

4.5 miles north is the quintessential British town of Ludlow, a throwback to days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle



which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe and Green Fair there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

Services

We are informed the property is connected to mains water, drainage and electricity.

Heating

Oil fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band C.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Ludlow - 4.5 miles
- Leominster - 6.6 miles
- Tenbury Wells - 7.8 miles
- Presteigne - 15 miles
- Hereford - 19.5 miles
- Kidderminster - 24 miles
- Worcester - 28 miles

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Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial

services. Please see our website for more information.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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