



SAMUEL WOOD

Hazel Cottage Killhorse Lane, Elton, Ludlow, Shropshire, SY8 2HH

Offers Based On £550,000



# Hazel Cottage Killhorse Lane

Elton, Ludlow, Shropshire, SY8 2HH



- Detached black & white character cottage
- Lovely rural setting
- ½ an acre of grounds
- Annexe in garden
- Well-presented character interiors
- Viewing advised

This character Detached Cottage sits in a lovely rural setting with fantastic views over open farmland and well away from main roads. There are cottage gardens extending to ½ an acre, excellent driveway parking along with a delightful garden studio currently rented out through AirBnB. Accommodation, full of charm and character benefitting from oil fired heating includes: Reception Hallway, Living / Dining Room, Sitting Room, Kitchen / Breakfast Room, Snug / Bedroom 3, downstairs Bedroom 2, Shower Room, Utility Area, First Floor Landing with Bedroom 1 and Bathroom. Viewing advised. EPC Rating - E



The property sits in a lovely rural setting away from main roads, yet is accessible into the larger villages of Wigmore and Leintwardine being a short drive whilst historic Ludlow is approximately a 15 minute drive and offers a comprehensive range of facilities.

## Canopied Porch

with front door opening into

## Reception Hallway

full of character with ceiling and wall timbers, attractive period door opens into

## Living / Dining Room

with timbered features, 2 windows to rear elevation, feature fireplace with basket grate, brick surround and high ceilings

## Sitting Room

a lovely light room with full size tri-fold doors to front elevation with this fantastic view and 2 windows to side overlooking the garden. A feature of the room is the wood burning stove sat on a flagstone hearth and glazed door to rear elevation.

## Kitchen / Breakfast Room

with an oak engineered floor, again a lovely light room with 3 windows with this fantastic view and 3 roof windows. The kitchen area is fitted with a range of base and wall cupboards with heat resistant work surface, 1 ½ bowl stainless steel sink unit, electric oven and hob and oil fired Aga used for cooking and is an additional heat source for the room. There is also an integrated fridge freezer and room for table and chairs. Ledge and brace door through to



### Utility Room

with space and plumbing for washing machine and room for a stacked dryer. The Worcester oil fired boiler is housed in here and heats domestic hot water and radiators. Opening then through to

### Rear Porch

with windows overlooking garden, window seat and stable door to rear elevation

### Shower Room

with window to rear, extensively tiled walls and floor of travertine stone, suite in white of wc, wash hand basin with vanity cupboard and a shower area with multi-head shower fitted. Electric underfloor heating

### Snug / Occasional Bedroom 3

with window to frontage and this lovely view, full of character with ceiling timbers, wall timbers, wooden floor, feature fireplace with heavy beam over (non-functional) there is also a period door into an under stairs storage cupboard

### Bedroom 2

with windows overlooking the garden with built-in book shelves and storage

Period staircase rises out of the reception hall onto the

### First Floor Landing

with double glazed roof window, access into roof space, exposed floorboards and double doors into wardrobe cupboard, ledge and brace door to

### Bedroom 1

with window to frontage with this fantastic rural view, heavy exposed floorboards, timber features and some open storage areas

### Bathroom

with window overlooking the garden, exposed floor boards, timbered features, modern suite to include wash basin with large vanity cupboard, wc and free standing bath with central taps

### Outside:

The property sits in a lovely rural setting and is accessed off a lane over a part concrete driveway leading to a gravelled parking area for numerous vehicles. Adjacent to this is a raised decked area, ideal for summer dining and barbeques and taking in this phenomenal view across open farmland. Gardens and grounds with the property extend to half an acre and are mature, well established with an array of trees, shrubs and plants. There are private seating areas at the rear of the house, a small coppice, productive vegetable section with potting shed and a timber built shed / workshop which has light and power fitted. The property has the benefit of a garden studio which the vendors successfully run on Air B n b. That accommodation is described as follow:

### Studio

Door with matching side windows opens into

### Open Plan Bed Sitting Room

with electric heating and oak case window to frontage. Steps lead up to a kitchenette with sink unit, heat resistant work surfaces and breakfast bar, further window overlooking garden and glazed door to rear elevation

### Shower Room

with a modern suite in white of wc, wash hand basin with vanity cupboard and shower with tiled surrounds.





### Services:

Mains electricity, private water supply and private drainage. There is oil fired heating in the main house and electric heating in the garden studio. Electric car charging point.

Approximate Broadband speeds; between 2mbps - 1000mbps.

Flood Risk; Very Low

To view the studio on AIRBNB search Hazel Cottage Garden Studio, Elton, Ludlow

### Local Authority:

Herefordshire Council

Council Tax Band D

### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquires please phone Andrew Cadwallader on 07974 015764

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### Directions

From the agents office in Ludlow proceed down Broad Street, over the river bridge turning immediately right onto the Whitcliffe Road which in turn leads to Wigmore. Follow this road through the Hamlets of Pipe Aston and Elton taking the next turn on the left hand side (triangle of grass in the middle) into Killhorse Lane. Continue along this lane for approximately  $\frac{1}{4}$  of a mile and the property will be found on the right hand side.







## Floor Plans



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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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