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LAND & NEW HOMES

Woodstock, Ludlow, SY8 2HP
Price £460,000

Woodstock Ludlow

This beautifully presented four-bedroom detached home offers approximately 2,000 sq ft of spacious and versatile accommodation in the heart of the sought-after North Herefordshire village of Leinthall Starkes. Designed with an attractive “upside-down” layout to maximise the surrounding countryside and rooftop views, the property combines generous living space, modern finishes, landscaped gardens, and excellent parking, making it an ideal family home in a peaceful rural setting.

- Four Bedroom Detached Family Home
- Countryside Views
- Modern and Recently Improved
- Landscaped Gardens
- Garage & Driveway Parking
- Village Location

Material Information

Price £460,000

Tenure: Freehold

Local Authority: Herefordshire

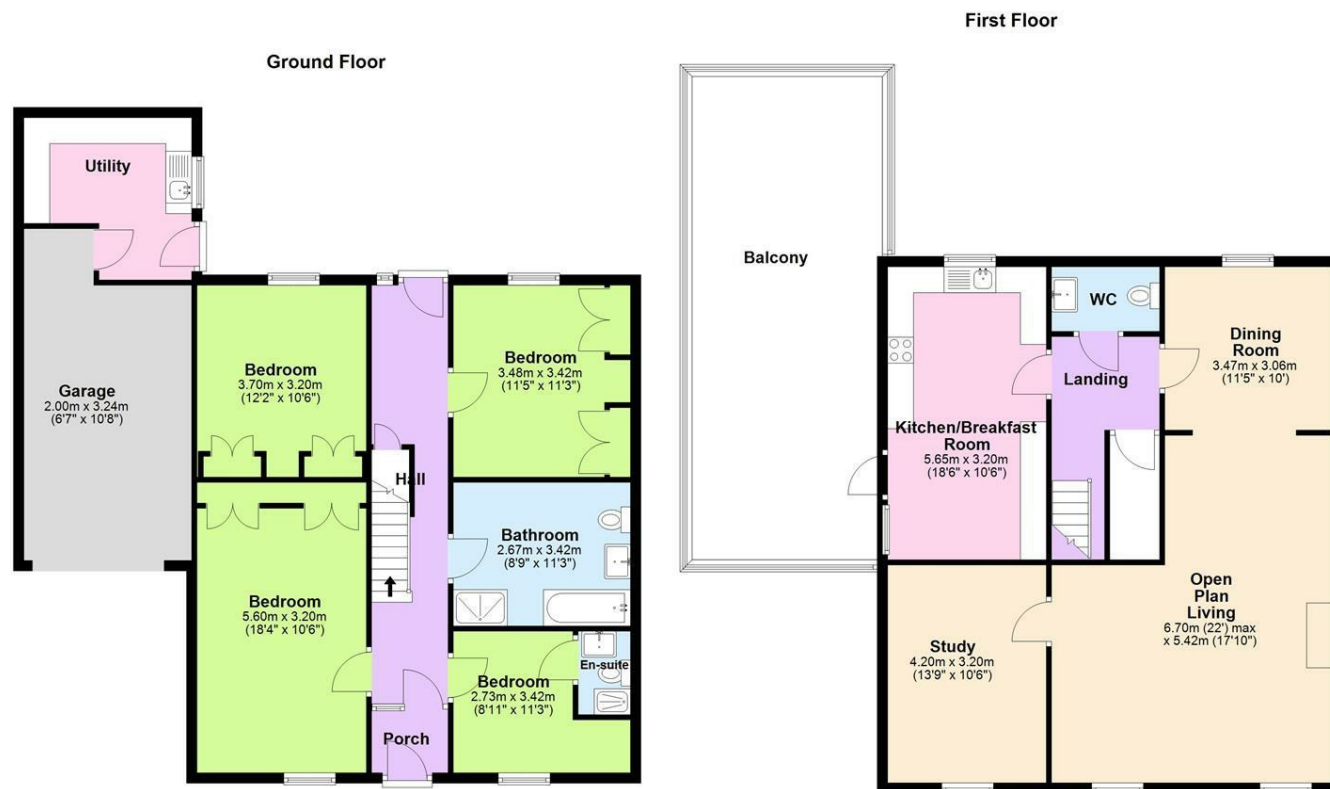
Council Tax: F

EPC: D (65)

For more material information visit www.cobbamos.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 190.3 sq. metres (2048.7 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

This impressive four-bedroom detached residence offers beautifully enhanced and spacious accommodation extending to approximately 2,000 sq ft, set within the heart of the charming North Herefordshire village of Leinthall Starkes. Surrounded by picturesque rolling countryside, the property enjoys a versatile “upside-down” layout designed to maximise the attractive rooftop and countryside views. Benefitting from generous driveway parking, a garage, and landscaped gardens, this well-presented home combines rural along with practical modern living.

Property Description

The accommodation is arranged over two floors and begins with an Entrance Porch leading into a spacious Reception Hallway with tiled flooring and access to the rear garden. The ground floor provides four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes. Bedrooms three and four overlook the rear garden and benefit from fitted storage. Bedroom two which overlooks the front of the property comes alongside a modern en-suite shower room A luxurious family bathroom features extensive tiling, a paneled bath, walk-in shower, vanity storage, and quality fittings throughout.

To the first floor, the property offers excellent living accommodation with a large L-shaped sitting room with feature gas fireplace and elevated views across surrounding beautiful countryside. An archway leads through to the dining room, while an additional study provides flexibility as a potential fifth bedroom or study/playroom. The recently modernised kitchen/breakfast room is fitted with contemporary grey cabinetry, and ample dining space. Doors open directly onto an elevated terrace, creating an ideal setting for outdoor dining and entertaining.

Additional accommodation includes a useful cloakroom, airing cupboard, partially boarded loft space, and a substantial utility room accessed via the garage.

Outside and Gardens

The property occupies a desirable non-estate position and is approached via a tarmac driveway providing parking for approximately four to five vehicles. The front garden has been designed with ease of maintenance in mind, featuring gravelled areas, mature shrubs, plants, and trees bordered by a brick retaining wall.

A single garage with power, lighting, and an up-and-over door houses the Worcester oil-fired boiler. Beyond the garage is a practical utility room with fitted storage, sink unit, and appliance space.

Gated side access leads to the enclosed rear garden, which has been attractively landscaped for low-maintenance living with paved and gravelled seating areas along with a newly lawned area, a pond, and garden shed. Steps rise to a delightful elevated terrace accessed directly from the kitchen, offering an excellent space for summer dining and entertaining while enjoying the elevated outlook.

Property Location

Leinthall Starkes is a peaceful rural village situated in North Herefordshire, surrounded by beautiful rolling countryside. Everyday amenities can be found in the nearby village of Wigmore, approximately two miles away, while the historic market town of Ludlow is reachable within approximately 12–15 minutes by car, offering a wider range of shopping, dining, and leisure facilities.

Services

The property benefits from mains electricity and mains water, together with private drainage and oil-fired central heating serving radiators throughout. The windows are UPVC double glazed, while the sitting room features a gas fire supplied via bottled gas.

Broadband Speed

Broadband speeds are approximately:

Basic: 12 Mbps
Superfast: 79 Mbps

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer’s identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 + VAT per purchaser, in order for us to carry out our due diligence.

DIRECTIONS



