



SAMUEL WOOD

Oak Cottage Caynham, Ludlow, Shropshire, SY8 3BP

£1,450 Per Month



# Oak Cottage

Caynham, Ludlow, Shropshire, SY8 3BP



MANAGED BY SAMUEL WOOD. Rural 3 double bed home with woodburning stove, large garden plus extra land (orchard), garage and generous parking, with lovely views.



This remarkable property offers a harmonious blend of countryside living and accessibility to amenities, making it an idyllic place to call home. The property is positioned on a lane some 200 yards off a B road with just a few neighbours around.

The house is arranged over two floors and comprises of a large kitchen/breakfast room with space for a cooker (either gas or electric to be supplied by the tenant). There is also a utility room with space for up to two appliances. The lounge is spacious and has a wood burning fire place; as you step through the French doors, it opens out onto good-sized gardens with attractive views over pasture land. There is also a downstairs cloakroom.

Upstairs, you'll find three well-proportioned double bedrooms, a family bathroom with bath and electric shower over the bath, providing convenience and versatility.

Outside, there is a garage (with light and power) and driveway parking for several cars. The back garden is of a pleasant size and it includes, as shown on the map, additional land (not for grazing) that the tenants can use. The property is located in a conservation area and is close to a number of popular walking and cycling trails. The surrounding area boasts fine rural views, allowing you to enjoy the picturesque landscape right from your doorstep.

The property is double glazed throughout and has LPG gas central heating.

#### IMPORTANT:

Please note that the tenant is responsible for paying the charge for LPG tank. Currently it stands around £85+vat.

Garage - please note that the garage is accessible only through the side door. The front door of the garage can only be opened from the inside.

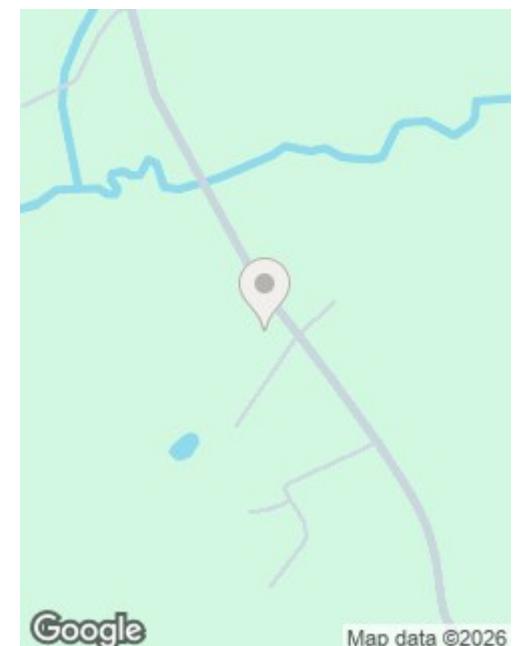






## Directions

From the A49 Ludlow Bypass, take the turn off the roundabout adjacent to the Eco Business Park towards The Sheet and Caynham. Progress through The Sheet and at the T-junction turn left towards Caynham and in the centre of the village turn right towards Greete and the property is a little way up the rise, on the right hand side.



Available on a min 12 months tenancy  
Unfurnished.

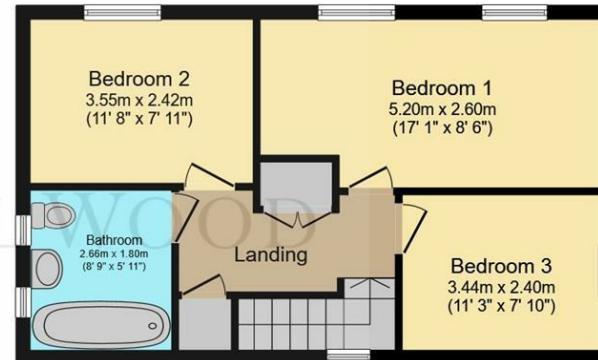
No smoking/vaping.  
Pets considered.  
EPC - E  
Council Tax Band - C  
Utilities ; LPG gas, mains electric, mains water, private drainage  
Parking situation – garage, off road parking for 3 vehicles







**Ground Floor**  
Floor area 49.7 sq.m. (535 sq.ft.)



**First Floor**  
Floor area 44.8 sq.m. (482 sq.ft.)

**Total floor area: 94.5 sq.m. (1,017 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 missstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://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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