

SAMUEL WOOD

17 Mortimer Drive, Orleton, Ludlow, Shropshire, SY8 4JW

Offers In The Region Of £490,000



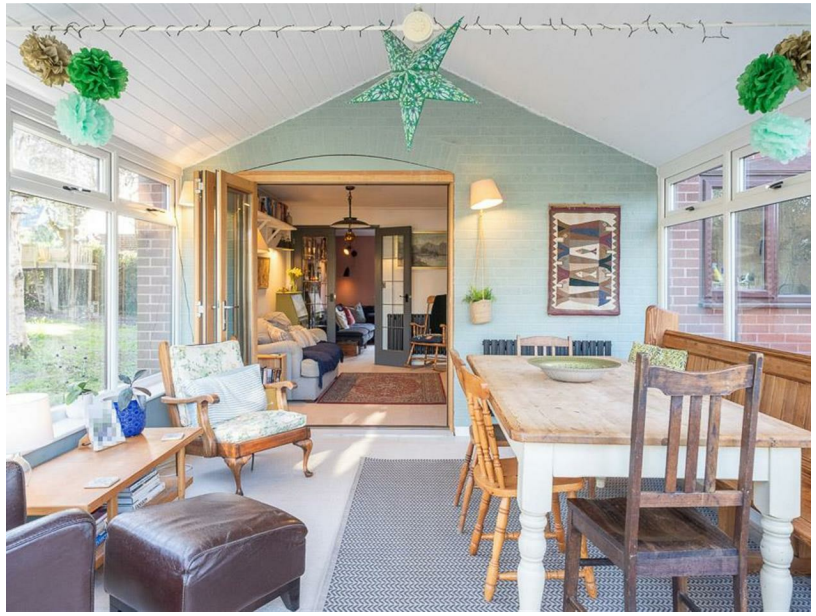
17 Mortimer Drive

Orleton, Ludlow, Shropshire, SY8 4JW

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- 4/5 bedroom detached house
- Highly desirable village location
- Extending to approximately 1600 square feet
- Large plot close to a 1/4 of an acre
- Well presented and spacious interior
- A wonderful home not to be missed

This much improved 4/5 bedroom detached house sits on a large plot approaching a 1/4 of an acre with driveway parking and gardens to front, side and rear. The property is located in a very popular, well-serviced and sought-after village. Accommodation extending to 1600 square feet is worthy of internal inspection and includes: entrance hall, living room with wood burner, large kitchen/dining room, garden room, utility, cloakroom and study/bedroom five. On the first floor there are four double bedrooms, ensuite shower room and house bathroom. No onward chain.



Location:
Orleton is a highly sought-after village sitting just into North Herefordshire with an excellent range of facilities including a shop with post office, two public houses, doctor's surgery, primary school with pre-school, church, village hall, active community and a large recreation ground. Historic Ludlow is a short drive away and offers a further range of facilities, but equally Tenbury Wells and Leominster are easily accessible.











Accommodation:

The front door opens into a spacious entrance hallway with engineered oak flooring and a staircase with oak balustrade rising to the first floor. Ground floor accommodation includes a living room with a window to the frontage and a feature fireplace with multi-fuel stove, and a large kitchen/dining room with a window overlooking the rear garden. The kitchen is fitted with a range of matching units with granite worksurfaces, a range cooker with gas hob and a dishwasher, all of which are included in the sale. A walk-in pantry cupboard leads off, and the adjoining dining area has ample space for a table and chairs. Doors then open into a large garden room with views over the garden, used by the vendors as a dining space all year round. A utility room with space for two appliances leads to a separate cloakroom with WC and wash hand basin in white, and to the study/occasional fifth bedroom which has a window to the side. The first floor landing gives access to four double bedrooms. There is an ensuite shower room with a suite in white and a modern house bathroom with a suite in white and a multi-head shower over the bath.

Outside:

The property is approached via a newly resurfaced driveway that provides parking for three cars and access to a store. Large and extensive gardens sit to the front, rear and side and extend to 0.23 acres. At the rear of the house there are gravel and paved seating areas, a level lawned garden, well-established borders, an ornamental pond and a garden shed. To the side of the property is the larger, south-facing garden, separately acquired by the vendors to extend the plot, which in the main is laid to lawn, with gravel pathways, a seating area, a selection of mature trees and a barked section housing a treehouse and swings, a smaller second shed and log stores.

Services:

The property has mains electricity, water and drainage. The property benefits from high-efficiency electric radiators and infrared heating panels throughout, with smart, wi-fi enabled controls offering individual room, multi-zone, or whole-house operation. A multi-fuel stove is fitted in the living room. The property utilises electric immersion hot water and electric showers.
Broadband Speed: 5 - 150 Mbps
Flood Risk: Very low
Tenure: We understand the tenure is freehold
Local Authority: Herefordshire Council 01432 260000
Council Tax Band: D

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



Directions

As you come into Orleton village from the Ludlow direction turn left at the small crossroads opposite the Maidenhead Inn. Follow this road over the small bridge taking the next turning on your left-hand side, this in turn leads down into Mortimer Drive. Then take the second turning on your right hand side with the house being in the top left-hand corner as indicated by the agents for sale sign.







Floor Plans



Ground Floor
Floor area 87.3 sq.m. (940 sq.ft.)

First Floor
Floor area 62.6 sq.m. (674 sq.ft.)

Total floor area: 150.0 sq.m. (1,614 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 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.