



The Plough, Oretton, DY14 0TT
Price £985,000

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LAND & NEW HOMES

The Plough, Oreton



FEATURES

- Approx 3.5 Acres
- Four Bedroom Detached Country Home
- Stable Block & Manege
- Private Rural Setting
- Brown Clee Hill Views
- Self Contained Stone Annexe

Material Information

Price £985,000

Tenure: Freehold

Local Authority: Shropshire

Council Tax: E

EPC: D (57)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

The Plough is an exceptional four-bedroom detached country residence occupying a private and peaceful setting on the edge of the stunning Shropshire countryside. Beautifully combining character features with high-quality contemporary improvements, this impressive stone and brick-built home enjoys far-reaching views towards Brown Clee Hill and benefits from extensive equestrian facilities, versatile outbuildings and well-maintained paddocks. Offering complete privacy with direct access to outstanding riding and walking routes across Catherton Common, the property presents a rare opportunity to acquire a substantial family home in an idyllic rural location.

Ground Floor

A welcoming entrance hall opens into a striking oak-framed extension, with panoramic glazing and fully opening bi-fold doors. The entire ground floor benefits from individually zoned underfloor heating. Along with a bar area along wit sink, the bar is marble top and holds credit to the history as an old pub that closed in 1976.

The heart of the home is the bespoke handcrafted solid wood kitchen, fitted with granite worktops, an integrated dresser and an excellent range of cabinetry, complemented by a generous dining area. A brick inglenook fireplace houses a fully operational Rayburn, providing cooking facilities as well as heating and hot water. Useful under-stairs storage further enhances practicality.

Leading from the kitchen is a well-appointed utility room with its own external entrance, offering convenient access from the gardens and equestrian facilities. The utility room flows into a cosy snug featuring a wood-burning stove, creating an inviting additional reception room.

A separate wing of the property, accessed via the snug, includes a ground floor bathroom fitted with a bath and separate shower cubicle. A private staircase rises from this area to a first-floor dormer bedroom.

The spacious open-plan sitting room provides an excellent family and entertaining space, centered around a contemporary wood-burning stove set within a brick-built fireplace. Sliding patio doors open directly onto the gardens, while an adjoining home office, complete with fitted furniture for two workstations, enjoys attractive views over the grounds. The kitchen can also be accessed directly from the sitting room, creating a practical flow throughout the home.

First Floor

The principal staircase rises to a split-level landing. One direction leads to a beautifully presented family bathroom and a spacious double bedroom featuring exposed oak beams and an impressive vaulted gallery ceiling.

The opposite landing gives access to a further generous double bedroom, benefiting from its own cloakroom with WC and wash hand basin, together with a substantial walk-in storage cupboard.

The principal bedroom suite is a particular feature of the property, offering direct access onto a private composite balcony with breathtaking panoramic views across the surrounding countryside towards Brown Clee Hill. The suite further benefits from a dedicated dressing area with fitted wardrobes and a luxurious en-suite bathroom comprising a freestanding bath with waterfall tap, separate shower enclosure, fitted vanity units and WVC.

The separate staircase from the snug leads to a versatile dormer bedroom enjoying far-reaching rural views.

The property also benefits from two loft spaces, both offering useful additional storage.

Outside and Land

Set within approximately 3.5 acres, The Plough enjoys beautifully maintained

gardens, paddocks and grounds, all designed to make the most of its idyllic rural setting and exceptional privacy. The property is completely private, with mature hedgerows, established trees and stock fencing..

Stone-paved terraces wrap around the house, providing a choice of seating and entertaining areas, while a sheltered composite deck offers the perfect space for a hot tub, complete with external power points. Above, the composite balcony accessed from the principal bedroom commands uninterrupted panoramic views across the surrounding farmland towards Brown Clee Hill.

The landscaped gardens feature attractive sleeper-planted borders, well-maintained lawns, a summer house with electric, a natural wildlife pond and an elevated koi pond, all enhanced by extensive outdoor lighting, including a traditional Victorian-style lamp post with programmable timer controls. There is also a detached, self contained stone annex in the grounds of the property, offering the perfect additional accommodation.

A secluded gravel seating area enjoys peaceful countryside views, creating a wonderful space for outdoor dining and relaxation. A discreetly positioned oil tank is easily accessible while remaining hidden from view.

Beyond the formal gardens, the land extends into level paddocks enclosed by stock fencing and mature native hedgerows, offering excellent grazing and direct access to the equestrian facilities. A small woodland area provides additional natural screening and is currently utilised as a composting area.

A generous driveway provides ample parking for numerous vehicles and horseboxes, whilst giving access to a newly constructed insulated metal double garage and a further concrete double garage, both fitted with power and lighting, also benefitting from a water supply.

Equestrian Facilities

The Plough is exceptionally well equipped for private equestrian use, with approximately 3.5 acres arranged to provide practical, well-designed facilities alongside excellent grazing land.

A level, well-drained yard provides access to three enclosed paddocks and a professionally constructed 20m x 40m all-weather manège, complete with quality drainage, full perimeter fencing and gated access directly into the adjoining fields.

The stable yard incorporates a block of three stables with covered tie-up and storage areas, together with an additional stable currently utilised for hay storage, which could alternatively be relocated and used as a field shelter if required. All necessary planning permissions have been granted for both the stable block and manège.

The paddocks are level, well enclosed and naturally sheltered by mature trees and hedgerows, with the middle paddock benefiting from a self-filling water trough. Outdoor power, water supplies and gated access throughout the yard further enhance the property's practicality for horse owners.

A particular feature is the direct access onto Catherton Common, offering outstanding hacking routes towards Clee Hill. Combined with the surrounding network of bridleways, footpaths and quiet country lanes.

Services

Mains electricity and mains water.
Air source heat pump providing domestic hot water and supplying the zoned underfloor heating system.
Fully operational Rayburn providing cooking facilities together with hot water and radiator heating.
Oil-fired system with external oil tank discreetly positioned.

Location

The Plough occupies an enviable rural position in the picturesque village of





Oreton, enjoying complete privacy while remaining conveniently accessible to nearby market towns and local amenities.

Situated on the edge of an Area of Outstanding Natural Beauty, the property is surrounded by unspoilt countryside with breathtaking views towards Brown Clee Hill. The area is renowned for its extensive network of public bridleways, walking trails and cycling routes.

Despite its tranquil setting, the property remains well placed for access to Cleobury Mortimer, Ludlow, Bridgnorth and Kidderminster, providing an excellent balance between rural living and everyday convenience.

Agents Note

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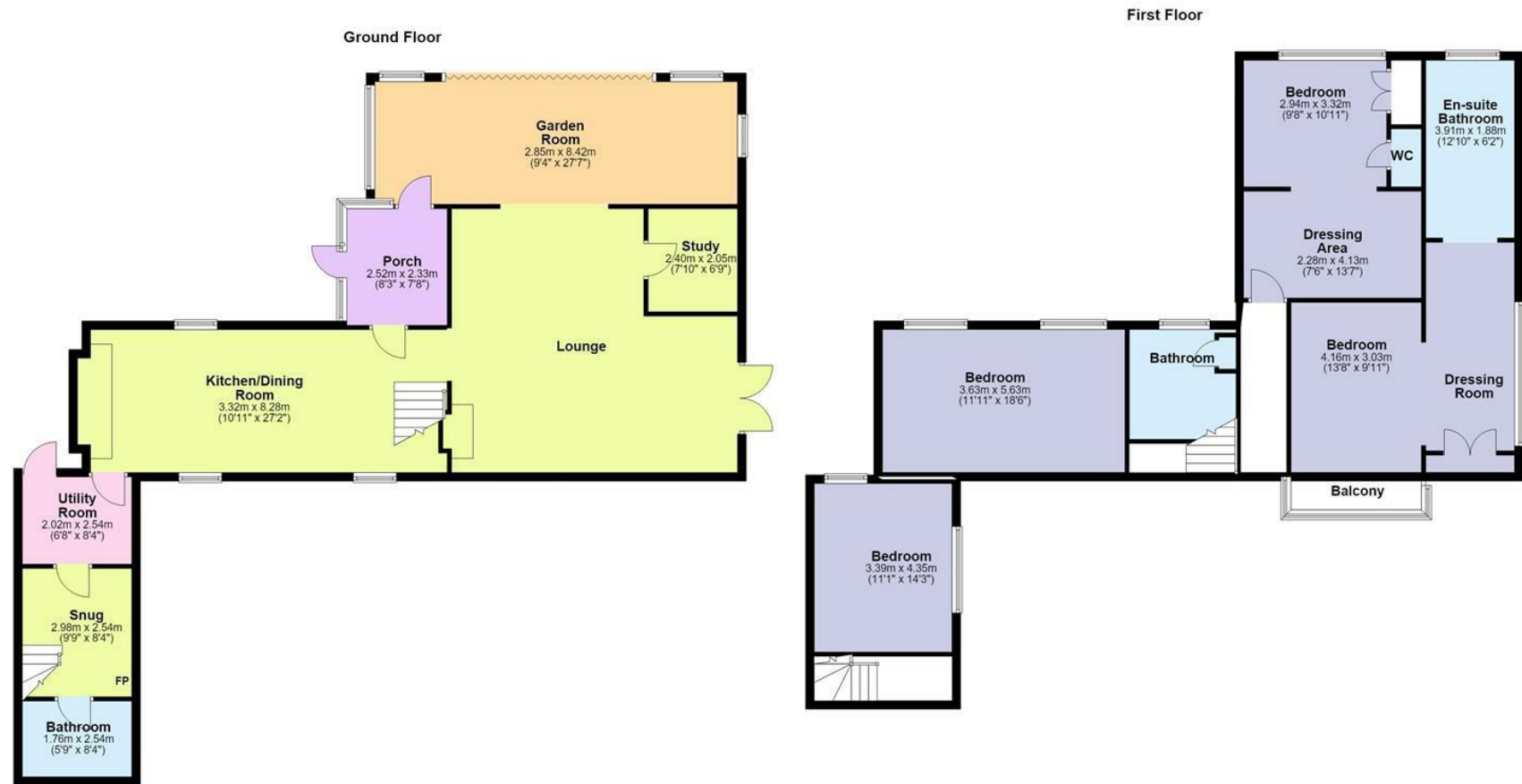


DIRECTIONS

From Cobb Amos, 5 High Street, Ludlow, head south on the A49 towards Ludford. Continue on the A49 before turning onto the B4363 towards Cleobury Mortimer. Follow the B4363 through Cleobury Mortimer, then take the signed turning for Oreton. Continue into the village and The Plough, DY14 0TT, will be on your left







Total area: approx. 223.6 sq. metres (2406.5 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.

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SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007
hereford@cobbamos.com
14 King Street, Hereford, HR4 9BW

Ludlow

Telephone: 01584 874450
ludlow@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Lettings

Telephone: 01432 266007
lettings@cobbamos.com
14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310
leominster@cobbamos.com
5 Broad Street, Leominster, HR6 8BS

Knighton

Telephone: 01547 529907
knighton@cobbamos.com
22 Broad Street, Knighton, LD7 1BL

Land & New Homes

Telephone: 01584 700648
landandnewhomes@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Head Office

Telephone: 01568 605300
hello@cobbamos.com accounts@cobbamos.com
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS



www.cobbamos.com