



SAMUEL WOOD

The Old Coach House Little Hereford, Ludlow, Shropshire, SY8 4LN

Asking Price £600,000



# The Old Coach House

Little Hereford, Ludlow, Shropshire, SY8 4LN



- Three bedroom detached coach house
- Tucked away position well away from main roads
- Internal accommodation presented to a high standard
- 0.25 of an acre garden and grounds
- Double garage and workshop
- A gem not to be missed

This delightful detached character residence which has undergone a major renovation by the current vendors, offers comfortable and adaptable accommodation sitting in a lovely rural setting surrounded by orchards in a plot of around a 0.25 of an acre to include pretty gardens, extensive driveway parking, double garage and workshop. EPC D



## Location

Little Hereford is a small village with facilities including a village hall and church and is a short drive into Tenbury Wells and historic Ludlow is easily accessible. The property enjoys a tucked away location well away from main roads.





## Accommodation

Large canopy porch with stable door opening into entrance hall with oak floor and feature fireplace with woodburning stove.

Kitchen/dining room has dual aspect with four folding doors to front patio and a window overlooking orchard, oak floor and ample room for large table and chairs and a range of handmade units, including a range cooker and fridge.

Utility room again with dual aspect, oak floor and a range of units with wood block work surfaces. Also housed in here is the Firebird oil fired boiler which heats domestic hot water and radiators. Door into cloakroom.

Sitting room has a window to rear and double doors onto paved seating area and this then opens into a useful study or occasional downstairs bedroom with a second cloakroom with wash hand basin and WC in white.

First floor landing has a large window to rear elevation overlooking the orchard and door into airing cupboard.

Bedroom one is a lovely double with this fantastic view . En-suite bathroom with a suite in white of WC, wash hand basin and panelled bath.

Bedroom two is a large double with window to frontage with this fantastic view, fitted wardrobe and then a single third bedroom. Adjacent is the house bathroom having an attractive suite in white of high-level WC, pedestal wash hand basin, panelled bath with shower over.

## Outside

The property is approached over a gravelled driveway through electrically operated gates onto a gravelled parking area which sits in front of a detached double garage with adjoining workshop to the rear, both with power and lighting

Sitting to the side and to the rear of the garage block is a further gravelled parking area and a pretty garden area with a central lawn, raised borders and a low fence to rear elevation taking in a view over the orchard. There is an attractive walled garden sitting at the front of the property, this is south facing and there is a partly covered paved seating area directly near the house, gravelled pathway, lawned garden, topiary boxed hedging and well established borders.

## Services

We understand that the property has Mains electricity and water, private drainage, Oil fired heating into radiators and woodburning stove.  
Double glazed windows

Broadband Speed: Basic 4 Mbps, Superfast 150 Mbps

Flood Risk: Very Low





Tenure: We understand the tenure is Freehold

Local Authority: Herefordshire

Council Tax Band: E

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](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



### Directions

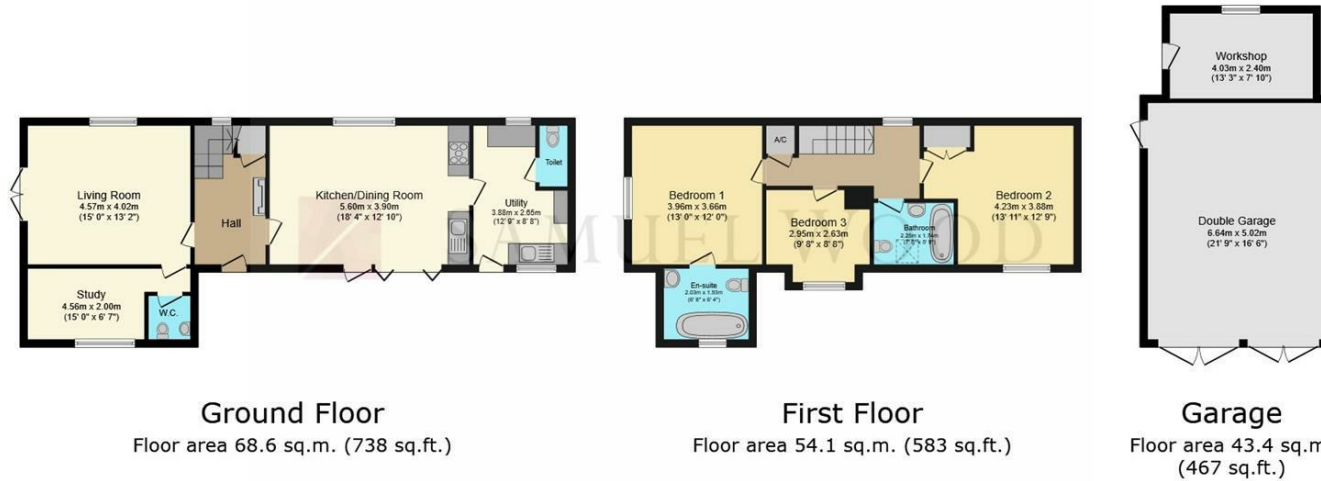
Proceed from Ludlow south on the A49 turning immediately left at the crossroads towards Tenbury Wells, follow this road into the village of Little Hereford and turn directly opposite the village hall on the left-hand side and after around 400 m the gated driveway leads to the Old Coach House which can be found on the left-hand side.







## Floor Plans



**Total floor area: 166.1 sq.m. (1,788 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](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

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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