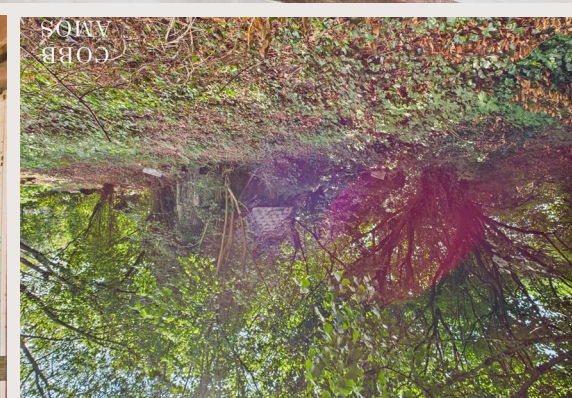




Churchyard Cottage, Church Lane, Orleton, SY8 4HU
Price £250,000



Churchyard Cottage Church Lane Orleton

FULL RENOVATION OPPORTUNITY - GRADE II LISTED - Situated in the highly sought after village of Orleton on the Herefordshire/Shropshire border in a historic church side position is this period three bedroom red brick and timber framed (with original wattle and daub) cottage in need of full renovation and restoration. Churchyard Cottage offers a new occupier the opportunity to put their own stamp on a home with grounds of approximately 0.5 Acres and various outbuildings

- DETACHED COTTAGE
- RENOVATION PROJECT
- THREE BEDROOMS
- APPROX 0.5 ACRE GROUNDS
- SOUGHT AFTER VILLAGE LOCATION
- CHAIN FREE
- TIMBER CLAD PERIOD BARN
- SEPARATE STONE OUTBUILDING

Material Information

Price £250,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: (null)
For more material information visit www.cobbamos.com

Energy Performance
Certificate not required
on Listed Buildings

Introduction

A detached grade II listed house in need of full restoration within the village of Orleton. The property has accommodation comprising; two reception rooms, hall, three bedrooms, bathroom and kitchen. Viewing is highly recommended to appreciate the property on offer and the opportunity it presents.

Property Description

Entry begins into the first reception room with front and rear aspect. There is evidence of red quarry floor tiles, exposed timber framing, a fireplace with open fire and a staircase leading to bedroom one. To the right is a bathroom, stairs leading to bedroom three and a kitchen. The bathroom is currently set out with bath, WC and hand basin. There is a door to an under stair storage cupboard and a small window. The kitchen is dual aspect and has a door leading to the front of the property. There is plumbing here for a sink and currently has an electric oven in situ and a pantry cupboard. To the left of the first reception room is a second reception room with rear aspect, exposed timber framing, stone fireplace, parquet flooring and a cupboard for storage. On the first floor are three bedrooms all with front aspect. Bedroom one (approached by a staircase from the first reception room) leads to bedroom two and then bedroom three in turn. Bedroom one is 157ft squared with some exposed timber framing and currently holds a water cylinder. Bedroom two is 163ft squared again with exposed timber framing and a fireplace that is currently blocked. Bedroom three is 119ft squared having again exposed timber framing and a second staircase leading down into the hall by the bathroom.

Garden

The grounds extend to approximately half an acre and are currently made up of mature trees and shrubbery growth.

Barn & Parking

There is parking opportunity within the grounds once the ground has been cleared. There is a traditional timber clad black barn and a small stone shed with aluminium sheet roof.

Services

Mains electric and water.
Storage heating and open fire with capped chimney.
Tenure: Freehold
Herefordshire Council Tax Band D

Broadband

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	6 Mbps	0.7 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	900 Mbps	900 Mbps	Good

Networks in your area - Airband, Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Checker:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Location

Orleton is a highly sought-after village in North Herefordshire, just five miles away from the historic market town of Ludlow. The village conveniently comprises a number of amenities, such as Post Office, GP surgery, general store and two country pubs. Nearby, Ludlow hosts a number of independent shops and eateries as well as larger supermarkets and has an exciting schedule of festivals and events throughout the year. Orleton Primary School is just across the road and has been rated 'good' by OFSTED, whilst there is a regular bus service to the well-regarded secondary school and further education college in Ludlow. Local beauty spots include the Clee Hills and River Teme, both popular with outdoor explorers, and the National Trust's Berrington Hall is an enjoyable family day out only three miles away. The A49 provides convenient transport links to Ludlow, Leominster and Shrewsbury, whilst Ludlow railway station offers direct travel to Manchester, Hereford, Cardiff and Chester.

What3words

What3words:///expand.trickles.tracking

Agent's 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 inclusive of VAT per purchaser in order for us to carry out our due diligence.

Agent's Note

Please note that there are two private burials at one end of the plot adjacent to the church yard which could easily be fenced off.

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



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.

Directions

Take the B4361 from Leominster to Ludlow. At the Maidenhead turn right onto Millbrook Way. Continue over Kitchen Hill and onto Tunnel Lane. Take the left turning onto Church Lane and Churchyard cottage is the final property on the right hand side just before the church.

