

FOR SALE

Tudor Lodge, 11-12 Culmington, Ludlow, SY8 2DB

 **REGAN &
HALLWORTH**
The Professional Estate & Letting Agents

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1996



Tudor Lodge, 11-12 Culmington, Ludlow, SY8 2DB

A versatile period village house with newly renovated self-contained annexe.



- Historic 3 bed detached cottage
- Brimming with character
- Additional detached 2 bed annexe
- Perfect for multigenerational living
- Private gardens & driveway
- Nestled in heart of village life
- No onward chain / Freehold
- 1763 SQ.FT.

Situated right in the heart of the charming village of Culmington, Tudor Lodge was formally two historic cottages that have been skilfully knocked through and remodelled to create one truly magical and unique detached home brimming with character and charm. The cottage is one of only a handful in the village that has its own driveway for off road parking approached through double gates. A canopied porch leads you through the front door into the kitchen with period beams which has been fitted with a contemporary range of base units with ample worktop space over. There is a Rangemaster oven and integrated appliances including a dishwasher, fridge and freezer plus an inglenook fireplace which has been adapted into further storage. The versatile layout comprises a dining room with double aspects and period features including wall and ceiling timbers and a beautiful exposed stone inglenook fireplace with Oak mantle above, a living room full of character with parquet flooring, wall and ceiling beams and inglenook fireplace with red brick hearth and multi fuel stove in situ. In the living room there is a recess which would be ideal for an office space. A door from here gives access to a useful utility room with space and plumbing for appliances. Beyond this is the modern shower room, comprising large shower, Vanity unit with inset wash hand basin and WC. A staircase rise from the living room to bedrooms one and two. Both bedrooms are good sized doubles with character beams, bedroom one looks out over the rear elevation and bedroom two over the frontage. The secondary staircase from the kitchen gives access to bedroom three, with built in storage. Outside, the property has a beautiful well established garden which is predominantly laid to lawn. It is bordered by mature trees and plants ensuring privacy. There are different areas of the garden to enjoy, with spaces defined by attractive stone and brick walls. A pathway continues to the bottom of the garden where you will find a detached annexe. The annexe is a wonderful addition that has been recently completed. Double glazed doors open into the open plan kitchen/living/dining room. The living/dining area enjoys floor to ceiling windows looking out over the garden. The kitchen has a range of base units with work surfaces above. Appliances include a cooker with extractor fan over, fridge and freezer.





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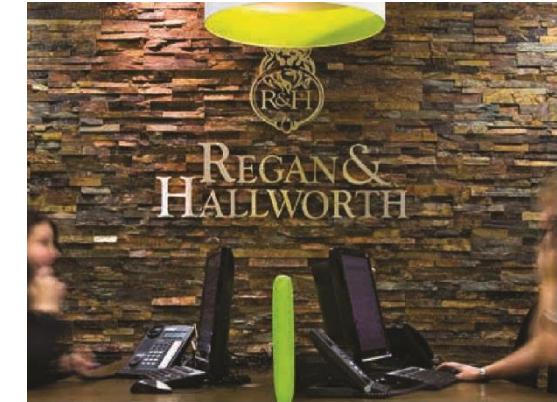
TOTAL FLOOR AREA : 1763sq.ft. (163.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan**: 01942 244991 | **West Lancashire**: 01695 585258 | **Chorley**: 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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