SAMUEL WOOD

Stone Cottage, 2 The Halletts Orleton, Ludlow, SY8 4HJ

Offers Based On £225,000

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2 2 1 E

- One/Two Bedroom Cottage
- Beautifully Landscaped Garden With External Lighting
- Character Property That's Modernised Throughout
- Well Serviced Village Location
- Garden Studio With Ensuite
- No Onward Chain

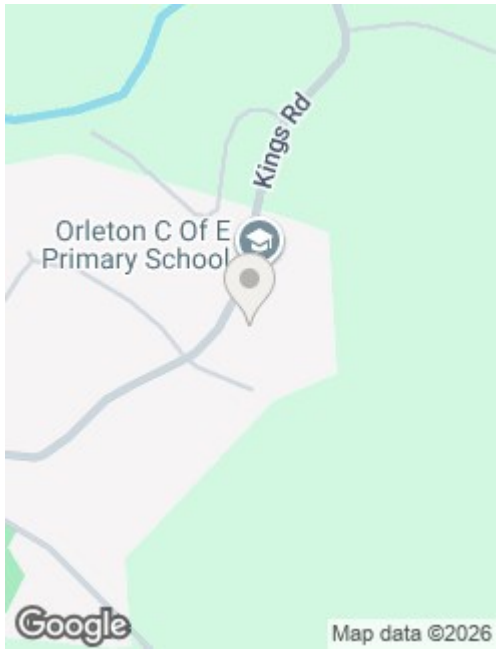
In the heart of Orleton, this charming semi-detached stone cottage offers a delightful enjoyment of modern comforts and traditional character. A modern home with traditional features and a practical use of space the property is perfect buy for a retiree or young couple. Orleton is a wonderfully serviced village, boasting two inviting pubs, a local shop with a post office, a primary school, and an active community spirit. The cottage itself is enhanced by the addition of solar panels, making it an eco-friendly choice for the environmentally conscious buyer.

Upon entering, you are greeted by a welcoming reception porch that leads into a spacious kitchen diner, complete with a cosy wood burner, ideal for those chilly evenings. The inner hallway provides convenient access to an airing cupboard, which houses the hot water cylinder, as well as plumbing for a washing machine. The modern bathroom features a stylish suite with a shower over the bath, ensuring both comfort and convenience.

The living room is a highlight of the ground floor, featuring dual aspect windows that flood the space with natural light and a clear view stove that overlooks the beautifully landscaped garden.

Upstairs, the large double bedroom boasts a walk-in wardrobe and two additional storage cupboards, providing ample space for your belongings.

The garden is a true gem, having undergone extensive landscaping to create a vibrant outdoor space, perfect for entertaining or simply enjoying the fresh air. A lovely studio within the garden offers versatile options, whether as an office, gym, or an additional bedroom, complete with an ensuite wet room and extra storage. The garden is adorned with an array of outdoor lighting, creating a magical atmosphere for evening meals.



Directions

What3words will take you to the back gate accessed from the school carpark. ///emptied.electrode.bullion

Agents Note:
1). There is a right of way across next door's garden for access, in addition, the current vendor has a licence from Herefordshire Council for a rear path access from the school carpark. The licence costs £125.00 per annum.
2). The parking for the property is on street with no permit required, the current owner has a good will agreement with the school for a single car.

Services: We understand that the property has Mains electric, Mains water and Mains drainage. There is Electric heating along with a Wood Burning stove in the Kitchen Diner and Living Room. The hob in the Kitchen is LPG gas. There are Solar Panels on the roof which provide a tariff for surplus electricity of approximately x per year. Broadband Speed: Basic 5 Mbps; Superfast 150 Mbps, Ultrafast 1800 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Herefordshire Council, Tax Band: B

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

Floor Plans

Ground Floor
Floor area 52.1 sq.m. (560 sq.ft.)

First Floor
Floor area 24.0 sq.m. (258 sq.ft.)

Outbuilding
Floor area 23.0 sq.m. (248 sq.ft.)

Total floor area: 99.1 sq.m. (1,067 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.