



SAMUEL WOOD

Batchcott House Batchcott, Richards Castle, Ludlow, Shropshire, SY8 4EF

Offers Based On £1,000,000



Batchcott House Batchcott

Richards Castle, Ludlow, Shropshire, SY8 4EF



- An exquisite thatched country house
- Two bedroom cottage
- Delightful gardens and grounds extending to 1.67 acres
- Cottage run as a successful holiday let
- Garden room/home office and summerhouse
- Five bedrooms in main residence
- Accommodation extending 3400 square feet
- Double open garage block and workshop
- Ideal for multi-generational living
- A gem that must be viewed

This character thatched country residence with five bedrooms in the main residence and a two bedroom cottage with accommodation in total extending to 3400 square feet sits in gardens and grounds extending to 1.67 acres in a delightful rural setting on the edge of a popular village and just a short drive from historic Ludlow. Full of charm and character it's internal accommodation is beautifully presented with features to include timbered walls and ceiling beams, parquet flooring, attractive fireplaces, Clearview woodburners and an Aga. Outside is an excellent open fronted double garage block, workshop, summer house, garden room/home office.



Location:

The property sits off a quiet lane within a short walk of Richards Castle's village Church and around half a mile from the village Centre that has facilities to include: a village hall, pub and active community whilst historic Ludlow is around 4 miles away and is renowned for its architecture, culture and festivals along with a good range of facilities and a mainline railway station





Accommodation:

The property is approached into a spacious entrance hall. All rooms are full of charm and character with timber features, ceiling timbers and beams. There is a dining room with feature fireplace with former bread oven and Clearview woodburner, useful reading nook, sitting room has a feature fireplace with Clearview woodburner. Separate study, downstairs shower room with a traditional suite and a delightful farmhouse kitchen with ample room for table and chairs and a feature Aga with induction hob. and a utility room off.

The first floor has access off two staircases to five bedrooms, two of which have ensuite bathroom and shower room respectively. The further three bedrooms are then serviced by a luxurious and well appointed house bathroom with free standing bath, shower cubicle, w.c and wash hand basin.

The detached cottage which adjoins the main residence via a covered walkway is currently used as a holiday let and provides a ground floor entrance hall with shower room, a delightful kitchen, dining / living room, with Clearview woodburner bedroom one and on the first floor double bedroom 2.

The roof was re-thatched in 2021 for the main house and 2020 for the cottage.

Outside:

The property sits in 1.67 acres that include delightful formal gardens, good sized orchard and paddock with separate access to the road. There is a double entrance driveway providing extensive parking and a detached open fronted double garage block with workshop. In the grounds there is a summer house, garden room/home office and further useful sheds and lovely views from the plot over beautiful South Shropshire / North Herefordshire countryside to include the village church can be enjoyed.

Services:

The property has mains electricity and water, septic tank drainage. the main residence has oil fired heating to radiators via an externally housed Worcester boiler, two Clearview woodburners and an electric Aga in the kitchen. The Cottage has electric heating and a Clearview woodburner.

Broadband Speed: 19 - 1800 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: Main house F The Cottage currently is under business rates but was previously a residential Band A .



Link to holiday let: <https://www.cottages.com/cottages/the-cottage-uk/1962>

AGENTS NOTE One of the vendors is an employee of Samuel Wood Limited.

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



Directions

Proceed from Ludlow on the B4361 through the Hamlet of Overton and as you approach Richards Castle there is a small crossroads where you turn right and then it is the first drive on the left. (If you get to the Church on the right hand side you have missed the minor crossroads).
what3words. Slyly.savers.starring







Floor Plans



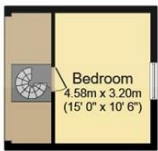
Ground Floor
Floor area 134.8 sq.m. (1,451 sq.ft.)



First Floor
Floor area 119.7 sq.m. (1,289 sq.ft.)



Cottage
Floor area 46.0 sq.m. (495 sq.ft.)



Cottage
Floor area 18.8 sq.m. (202 sq.ft.)

Total floor area: 319.3 sq.m. (3,437 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.