

SAMUEL WOOD

Howgate House, Farlow, Kidderminster, Shropshire, DY14 0HZ

Offers In The Region Of £450,000



Howgate House, Farlow

Kidderminster, Shropshire, DY14 0HZ

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- 3 Double Bedrooms
- Large Garden
- Garage & Parking
- 2 Reception Rooms
- Rural Location





Occupying a brilliant rural position, this property is an impressive three-bedroom detached residence offering spacious, well-balanced accommodation in an outstanding countryside setting. Extended by the current owners to enhance both the living space and practicality of the home, the property enjoys generous gardens, ample parking and a wonderful connection to the surrounding landscape, while remaining within easy reach of the popular market towns of Cleobury Mortimer and Ludlow. Combining the character of country living with the convenience of nearby amenities it presents an excellent opportunity for those seeking space, versatility and a rural lifestyle.

A generous reception hallway, which also serves as an excellent boot room, provides the perfect entrance and flows into an inner hallway with utility cupboard and leads to the impressive open-plan dining and living room; a superb space for both everyday family life and entertaining, featuring ample room for dining and relaxation along with a wood burner and double doors to access the garden. A separate sitting room offers a cosy retreat, while the well-appointed kitchen with a range of matching units, completes the ground floor accommodation.

To the first floor are three well-proportioned double bedrooms, all enjoying pleasant outlooks over the surrounding countryside. The spacious family bathroom is fitted to a good standard with a wc, wash hand basin, bath and separate shower unit. While the principal bedroom offers the potential to create an en-suite bathroom, subject to the necessary consents and alterations.

Outside, the property continues to impress. A private driveway provides ample off-road parking and leads to a garage, with an additional useful garden shed offering further storage. The generous rear garden is a particular highlight, beginning with a paved patio immediately outside the house, ideal for al fresco dining and entertaining. Beyond lies a substantial lawn, complemented by a productive vegetable growing area with a range of raised beds, making it perfect for keen gardeners and those seeking a more self-sufficient lifestyle.

The historic market town of Cleobury Mortimer is approximately 5 miles away and offers an excellent range of everyday amenities including independent shops, cafés, public houses, a doctor's surgery, pharmacy, primary and secondary schooling, and a variety of local services.

The renowned market town of Ludlow, approximately 12 miles away, is widely regarded as one of the finest towns in the country, famed for its medieval architecture, award-winning restaurants, thriving food scene, independent shopping and cultural events. Ludlow also provides a wider range of educational, leisure and transport facilities.



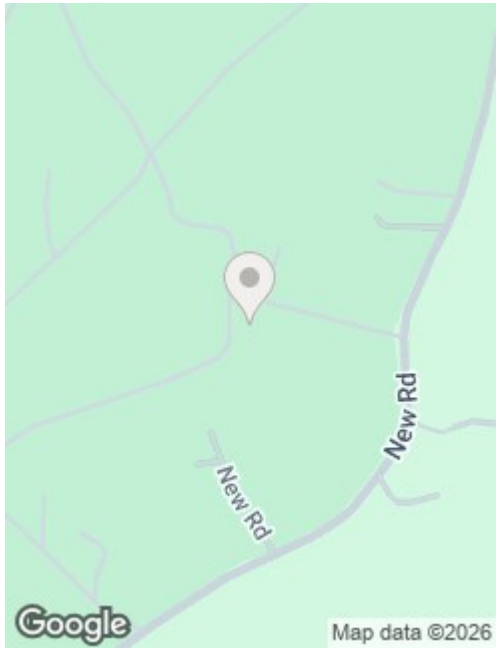












Directions

what3words ///transcribes.madder.arming

Services: We understand that the property has LPG Gas fired heating, mains electric, Mains water and Septic tank.

Approximate Broadband Speed: between 1mbps and 41 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: 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. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764





Floor Plans



Total floor area: 150.9 sq.m. (1,624 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

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