



SAMUEL WOOD

Manor Cottage Steventon, Ludlow, Shropshire, SY8 4BN

Offers Based On £575,000



*I like this place and willingly would waste my time in it*

# Manor Cottage

Steventon, Ludlow, Shropshire, SY8 4BN



- Period detached cottage
- Selection of outbuildings and stabling
- Only 1 mile from historic Ludlow
- Character features throughout
- 1.1 acres of gardens, paddock and grounds
- Shepherds hut
- Solar panels, ground source heat pump and storage battery
- Internal inspection essential

This delightful period detached cottage sitting in 1.1 acre of gardens, paddock and selection of outbuildings sits in a rural location yet is only 1 mile from historic Ludlow. Accommodation full of charm and character benefitting from a ground source heat pump, wood burners, solar panels include Living Room, Sitting Room, Kitchen, Hallway, Cloakroom, Delightful Garden Room, First Floor Landing, 3 Bedrooms and modernised Bathroom. Outbuildings include 3 stables, open fronted Garage, Plant Room, Workshop, Log Store and a delightful Shepherd's Hut.

We recommend an internal inspection. EPC rating E



A covered Porch with Period Door opens into the

## **Sitting Room 15'1" x 12'9" (4.60m x 3.90m)**

Full of character with heavily beamed and timbered ceiling, most attractive inglenook fireplace with heavy beam over, exposed stone and brickwork, brick former bread oven and a woodburning stove fitted, quarry tiled flooring and window to front elevation.

## **Living Room 14'6" x 9'11" (4.42m x 3.03m)**

Has windows to both front and frontside elevations, quarry tiled floor and feature fireplace with woodburning stove fitted.

## **Rear Hallway**

With double doors into understairs storage cupboard, there is a quarry tiled floor, exposed timbered and beamed features. Window overlooking the rear garden and paddock and door into

## **Cloakroom**

Having wc and wash hand basin in white, quarry tiled floor and window to side.

The other end of the hallway then goes open plan into an

## **L Shaped Kitchen / Breakfast Room 19'9" x 6'7" (6.04m x 2.02m)**

With breakfast bar, in this section there is exposed stonework, exposed timbering, window to rear elevation and quarry tiled floor. The kitchen is in 2 sections having small windows to both rear, side and front elevation and quarry tiled floor. There are a range of handmade units with granite work surfaces, having planned space for cooker, washing machine, dishwasher and fridge. There is a deep glazed sink unit, and some free standing cupboards and shelf.



### Delightful Garden Room 15'6" x 15'1" (4.73m x 4.60m)

Having an oak frame, roof with vaulted ceiling, fully double glazed with double doors out onto a paved seating area and taking in a lovely view over the garden and field. There is a fitted woodburning stove sat on a flagstone hearth and a flagstone floor throughout.

### First Floor Landing

Having window overlooking rear garden and paddock, original floorboards, access to roof space having a drop down ladder and lighting in the loft space.

### Bedroom 1 12'0" x 10'10" (3.68m x 3.32m)

Has window to frontage with shutters and along one wall heavily timbered features and original floorboards.

### Bedroom 2 9'10" x 9'4" (3.02m x 2.86m)

Has window to frontage with shutters and pine floorboards.

### Bedroom 3 9'11" x 7'11" (3.03m x 2.42m)

Has window overlooking the rear garden and field, with shutters and pine floorboards.

### Bathroom 8'4" x 6'2" (2.55m x 1.90m)

Has window to rear, exposed wall timbering and recently upgraded and modern suite including wash hand basin with vanity cupboard, wc with its cistern inset to work surface, bath with tiled splashbacks and separate shower cubicle with shower fitted.

### Outside

The property is approached through double opening gates onto a large, gravelled driveway which provides extensive parking for numerous vehicles. Here there is part brick part stone timber clad outbuilding with a brick floor and provides open front log store, enclosed workshop and store and has potential for a variety of other uses subject to any necessary consents. Adjacent is a detached timber built cart shed which provides a covered space for a car and then a smaller area as a log store and a plant room housing the controls for the solar panels and ground source heating system can be found. Adjoining this building are 3 stables. The gardens and ground to the property extend to 1.1 acres. Off the driveway a flag stone pathway leads to the front door passing a productive vegetable area and includes a greenhouse and composting area. At the rear of the cottage there is then a large flagstone seating area off the garden room and a pizza oven and a lawned garden with post and rail fencing. The paddock has trees to include a selection of apple, pear, Shropshire prune, damson, apricot and medlar. The paddock is down to pasture, whilst in the bottom corner of the plot there is a delightful shepherds hut which is included in the sale and has water and electric connected and provides comfortable additional space with a small woodburning stove and would provide overspill guests accommodation or a potential income. There is also a small shower room that comprises shower, hand basin and compost toilet. There is also a second compost toilet sitting at the back of the stable block.

### Agents Notes

1. We wish to point out to prospective buyers that the property does sit opposite a working farm.

### Services

Mains water, mains electricity, private drainage system, ground source heat pump which runs radiators throughout the property, a grant is still being paid to the home owner over the next 2 years with a payment of £4300 per year. There are solar panels which provide an income of a little over £2,000.00 per annum until 2036 and provides reduced electricity costs. Broadband speeds: Basic 15 Mbps, Ultrafast 1000 Mbps, Flood Risk: None.





### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### Referrals

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.



### Directions

From Ludlow proceed onto Steventon New Road and follow this road for around 1 mile, taking a turn on your right signposted Steventon Manor and then the double gates then open into Manor Cottage directly on the right hand side.







## Floor Plans



### Ground Floor

Floor area 78.0 m<sup>2</sup> (840 sq.ft.)

### First Floor

Floor area 40.1 m<sup>2</sup> (432 sq.ft.)

**TOTAL: 118.1 m<sup>2</sup> (1,271 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](http://www.Propertybox.io)

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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