



SAMUEL WOOD

Haybridge Burway Lane, Ludlow, Shropshire, SY8 1DT

Offers Based On £825,000



Haybridge Burway Lane

Ludlow, Shropshire, SY8 1DT



- An exceptional detached executive residence
- One of Ludlow's most desirable locations
- Plot extending to just under half an acre
- Double garage and driveway parking
- Accommodation extending to 2650 square feet
- Fantastic rural view to Ludlow Castle at rear
- Well-presented and appointed accommodation
- Internal inspection advised

Having 2650 square feet of accommodation and sitting in one of Ludlows' most desirable locations is this Detached four Bedroom executive home enjoying this fine rural view over open farmland to Ludlow Castle. The property sits on a plot extending to just under half an acre incorporating Double Garage and excellent driveway parking. An internal inspection of this delightful home in an exceptional location is highly recommended.



Location:

Burway Lane is an exceptionally desirable location just up from Ludlow Cricket club within walking distance of the town centre yet having a rural view to the rear elevation.





Accommodation:

The property is approached into a Porch which in turn leads into a Spacious Reception Hallway having a Cloakroom and a coat cupboard.

The Living Room has large window to frontage, smaller window to side and feature fireplace with flame-effect gas-fire fitted.

Double doors into a magnificent Garden Room having two roof windows and a large picture window. Windows overlooking the extensive garden and an open outlook over farmland with beautiful view towards Ludlow Castle.

Dining Room again overlooking the rear elevation and a Kitchen / Breakfast Room having a range of matching units with granite work surfaces. Included in the sale is a range cooker, fridge and dishwasher.

Utility Room and integral door into the double Garage where the gas-fired boiler is housed.

On the first floor, the property has a beautiful galleried landing which serves four Double Bedrooms; three of which have fitted wardrobes. The Master Bedroom having a large En - suite Bathroom with the further three Bedrooms being served by a modernised Shower Room. Bedrooms one and three along with the Shower Room, sit at the rear and enjoy this fantastic view down the extensive gardens, over open farmland and that beautiful view of St Laurence's Church and Ludlow Castle.

Outside:

The property sits in an enviable location being the last but one house down Burway Lane and is accessed over a tarmac driveway with extensive parking that sits to the front and side of the property for numerous vehicles, there is an integral Double Garage and the plot extends to just under half an acre. The rear garden being level and predominantly laid to lawn interspersed with a selection of trees, shrubs and extensive borders. Paved seating areas, garden shed and Summer House. The garden backs onto farmland but a view towards Ludlow town centre to include the castle and St Lawrence's church can be enjoyed.

Services:

We understand that the property has Mains gas with gas fired heating, mains electric and mains water. Private drainage. Windows are upvc double glazed

Broadband Speed: 15 to 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

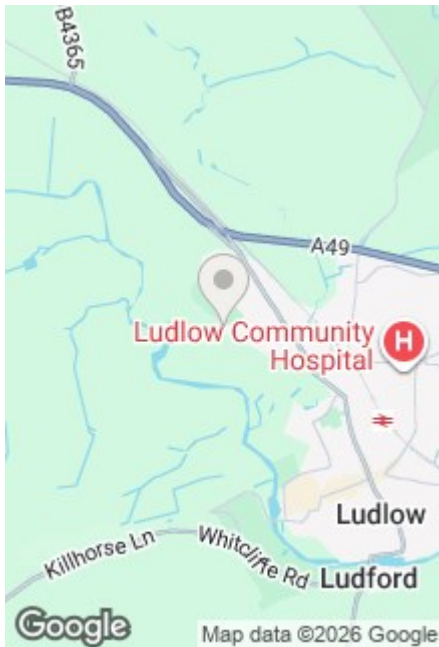
Council Tax Band: G

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

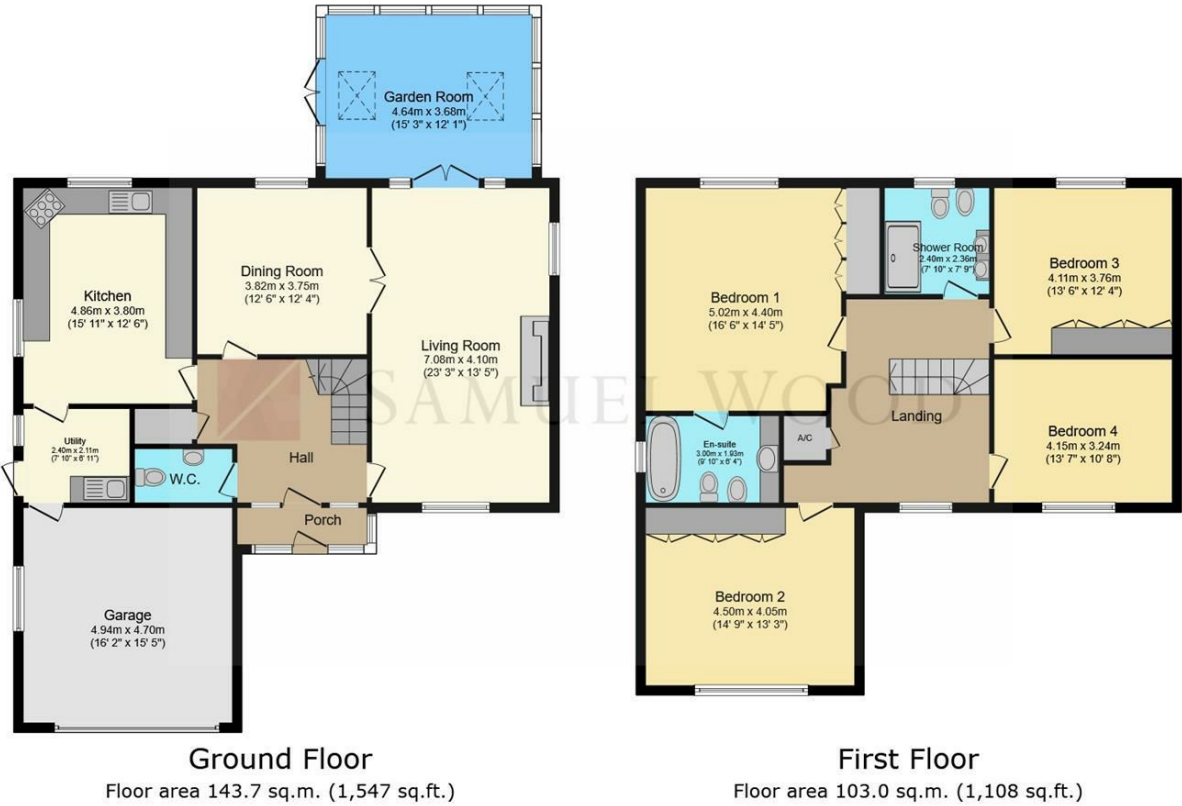
Driving from Ludlow town centre, down Corve Street and onto Bromfield Road, turn left into Burway Lane, follow this lane right to the bottom with Haybridge being the 2nd to last property on the left hand side.







Floor Plans



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.