



Garden Cottage

14, Farden, SY8 3HU

Andrew Grant

Garden Cottage

14, Farden, SY8 3HU

3 Bedrooms 2 Bathrooms 2 Reception Rooms 4.2 Acres

Charming detached period cottage with in over four acres, character interiors, solar panels and far-reaching rural views in a tranquil setting.

- Period detached cottage dating circa 1800 with character beams and inglenook fireplaces
- Generous living spaces including an open-plan kitchen/diner and a long living room with French doors
- Terraced gardens, patios and greenhouse, enjoying panoramic countryside views
- Extensive driveway, double garage and potential to create additional accommodation subject to planning
- Peaceful rural location with access to local amenities, footpaths and schools around Farden and Ludlow

Dating from around 1800, this detached cottage combines period charm with modern comfort across three bedrooms, two bathrooms and two reception rooms. Its open-plan kitchen/diner flows into an atmospheric dining room with a wood-burning stove, while the long living room opens to the terrace. Outside, landscaped gardens, a double garage, extensive parking and over four acres of grazing land create a rare rural retreat.

1785 sq ft (165.9 sq m)





The kitchen

Designed for cooks and families alike, the kitchen pairs pale green shaker units with extensive worktops around a U-shaped layout. Integrated appliances include an oven with extractor hood and a sink set beneath the window. A glazed door opens directly to the garden and the stone tiled floor continues through to the dining room beneath a timber beam.





The dining room

At the heart of the home, the dining room makes everyday meals special with an impressive inglenook fireplace housing a wood-burning stove. Exposed ceiling beams and deep window seats add warmth and character, while flagstone flooring flows into the kitchen. An open archway creates an easy flow between cooking, eating and relaxing spaces.





The living room

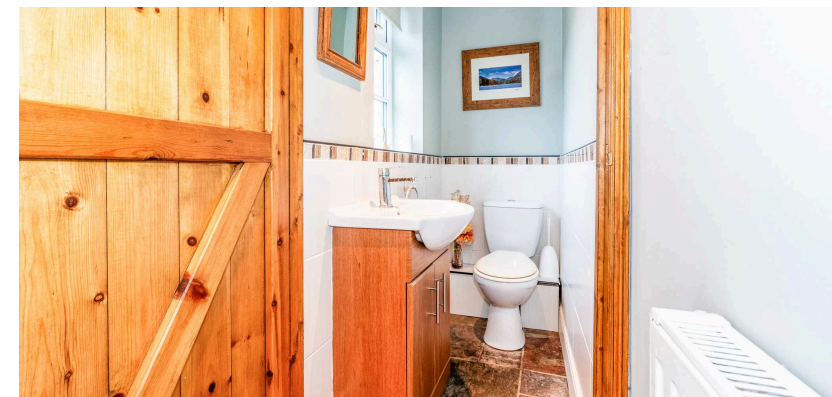
This generous living room invites relaxation with a substantial inglenook fireplace featuring a wood-burning stove beneath a thick timber mantel. Double French doors open onto the terrace and a series of multi-pane windows frame garden views. Its length offers flexibility for different seating arrangements and a door returns to the hall.





The hallway and cloakroom

Setting the tone on arrival, the central hall features a slate tiled floor, exposed timber beam and a white balustrade staircase rising to the first floor. Under the stairs, open shelving provides handy storage and a glazed door leads into the living spaces. A separate cloakroom with WC and vanity is tucked to one side.

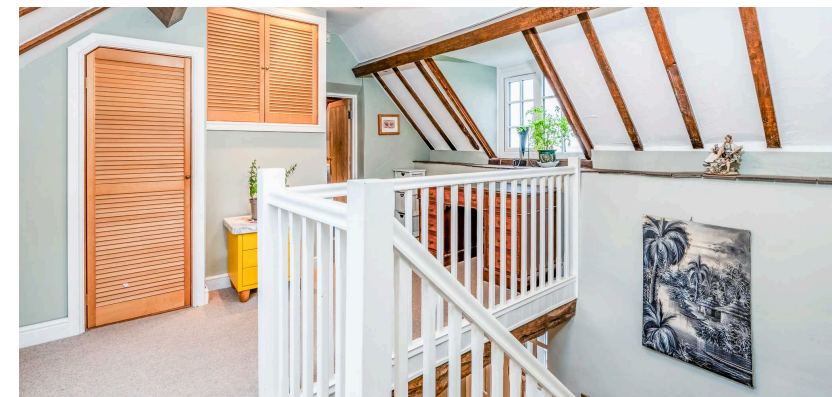






The landing

Spanning the centre of the first floor, the landing is much more than a hallway. Exposed rafters and a Velux window overhead create an airy feel and dormer windows at both ends allow for plenty of natural light. Built-in cupboards offer useful storage and a balustrade overlooks the hall.





The primary bedroom

The principal bedroom is a serene retreat beneath sloping ceilings with exposed rafters. A dormer window draws in far-reaching views over the garden, while the generous floor area accommodates large furniture with ease. A door leads directly to its en suite bathroom.





The primary en suite

Serving the principal bedroom, the en suite combines traditional character with modern comfort. Painted panelling wraps around a full-length bath with an adjacent WC, while a separate glazed shower cubicle and sleek vanity unit offer everyday convenience. A window provides a pleasant outlook and the space is finished with exposed rafters.



The second bedroom

Ideal for guests or family, the second bedroom enjoys a vaulted ceiling and exposed beams. A dormer window frames countryside views and there is ample space for a double bed. The simple layout lends itself to flexible use.



The third bedroom

The third bedroom makes a comfortable double room. A dormer window brings in the view and the sloping ceiling adds character. The simple layout lends itself to flexible use.



The bathroom

Serving the remaining bedrooms, the family bathroom features a shaped panelled bath with shower over, a pedestal basin and a WC. Tiled walls make for easy maintenance and a dormer window is set into the eaves.



The garden

Sheltering the home within nature, the gardens are arranged in terraces with lawns, stone retaining walls and colourful borders leading up the hillside. A paved patio outside the living room is ideal for outdoor entertaining and steps rise to a productive greenhouse. Hedges enclose a level lawn with far-reaching views across rolling countryside.



The land

Beyond the formal garden, approximately 4.2 acres rise up from the rear of the home. The pasture is bordered by mature trees and hedges and includes a small field shelter. A public footpath crosses the top field, and the land offers wonderful opportunities for ponies or small livestock with superb rural views.







The driveway and parking

Approached through a gated entrance, the driveway sweeps up to a generous parking area in front of the home. The detached double garage with two doors provides secure garaging and workshop space, while terraced planting and a greenhouse sit alongside. Steps lead up to the terraced garden and the drive can accommodate several vehicles.



Location

Farden sits amidst rolling South Shropshire countryside between Ludlow and Bridgnorth. The hamlet is known for its peaceful rural character, yet everyday amenities, shopping and dining can be found in nearby Clee Hill and the historic market town of Ludlow. The area is well served by schools, village pubs and community facilities, while road links connect to the A49 and beyond. Endless footpaths and bridleways invite walking, cycling and riding. Rail connections from Ludlow link to Hereford, Shrewsbury and the wider region. For leisure, the surrounding hills and river valleys offer hiking, fishing and equestrian opportunities, making this an ideal base for enjoying the great outdoors.

Services

The property benefits from oil-fired central heating, mains water, septic tank drainage, mains electricity and solar panels.

Broadband Speed: Superfast broadband available. Download speeds up to 71 Mbps and upload speeds up to 18 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from O2, EE, Three and Vodafone. (source: Ofcom checker).

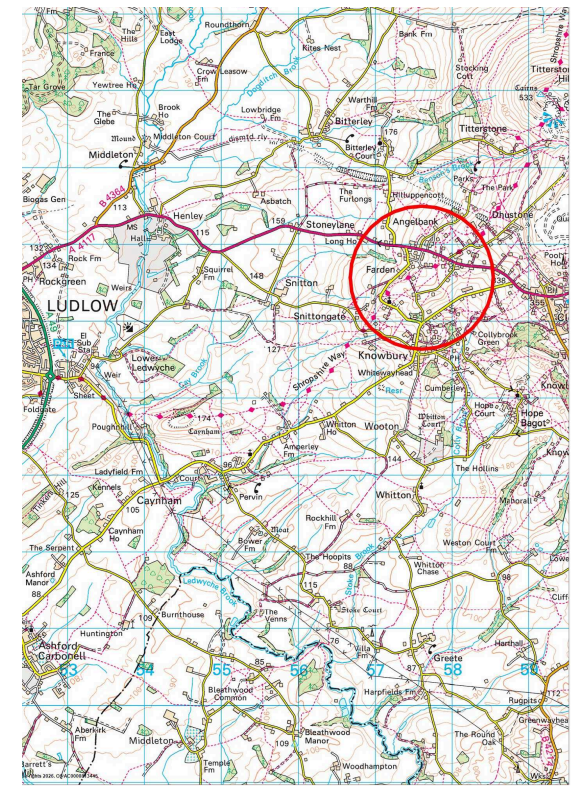
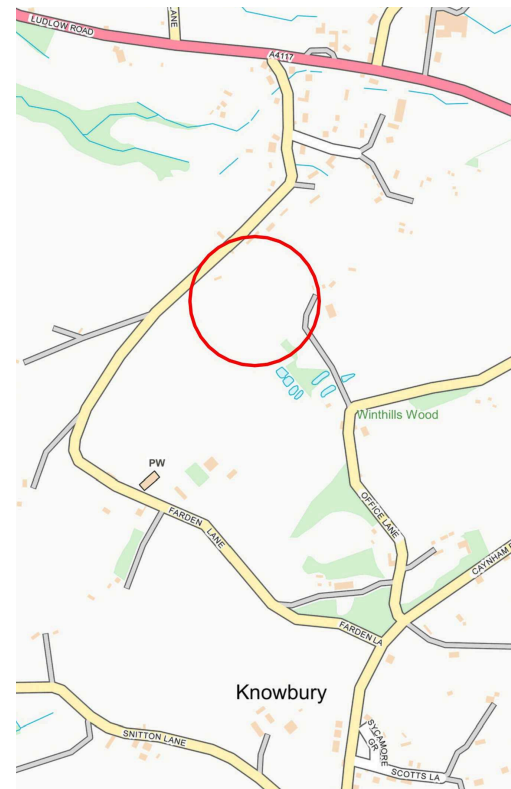
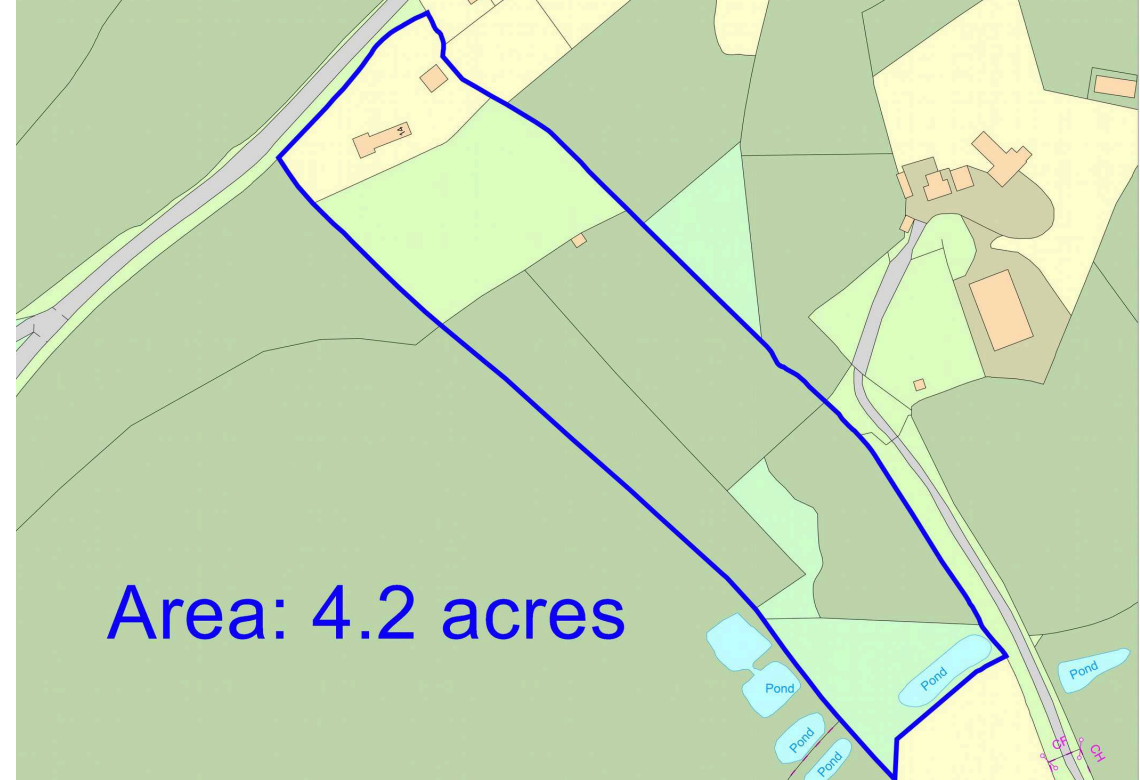
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at high risk for surface water flooding and very low risk of river flooding.

Council Tax

The Council Tax for this property is Band F.

Agent Note

Potential buyers should be aware that a public footpath runs across the top field.



Garden Cottage, 14, Farden

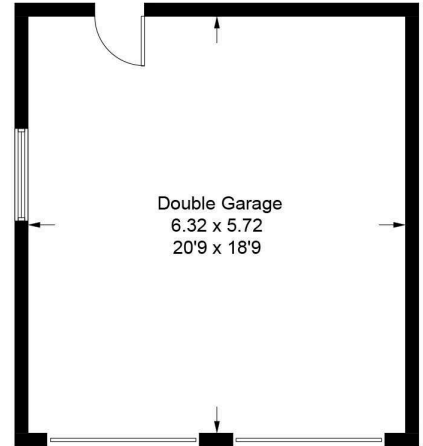
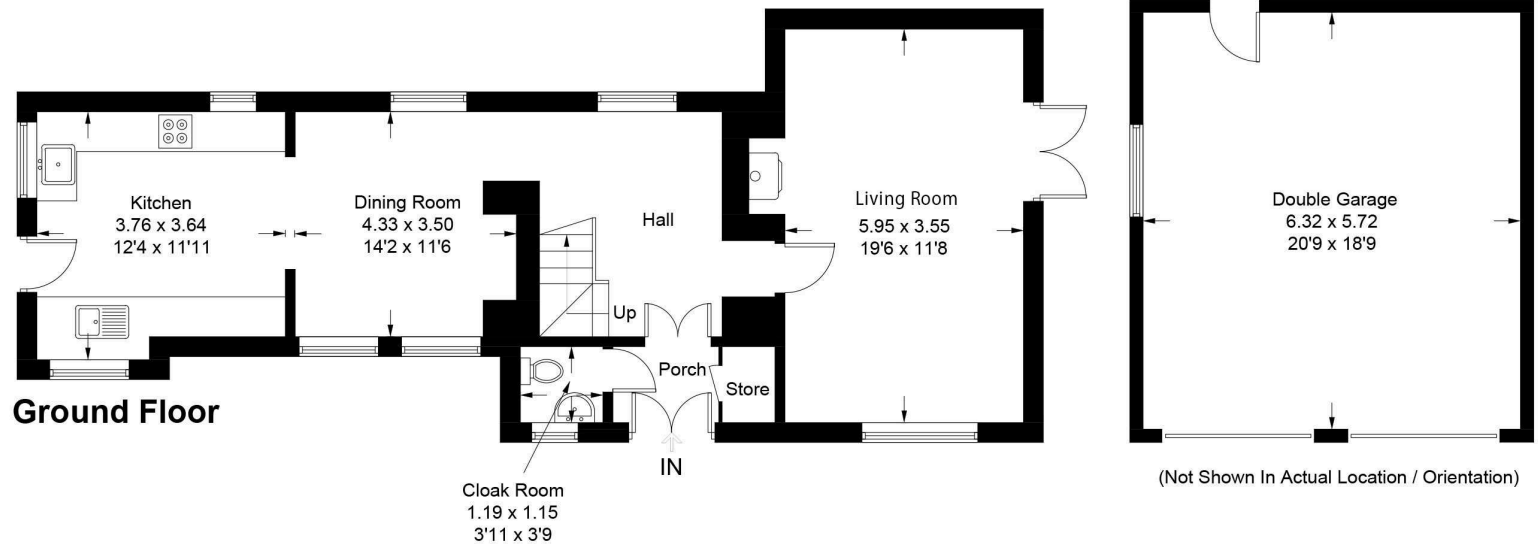
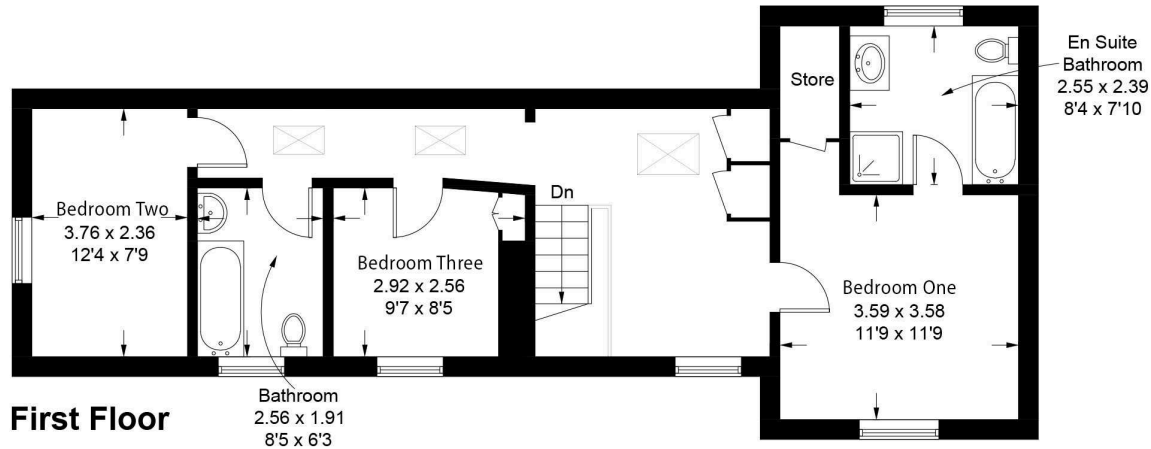
Approximate Gross Internal Area = 130.0 sq m / 1399 sq ft

Double Garage = 35.9 sq m / 386 sq ft

Total = 165.9 sq m / 1785 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



(Not Shown In Actual Location / Orientation)

This plan is for guidance only and must not be relied upon as a statement of fact.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com