



SAMUEL WOOD

Wayside Cottage Ashford Carbonel, Ludlow, Shropshire, SY8 4BX

Offers Based On £300,000



# Wayside Cottage

Ashford Carbonel, Ludlow, Shropshire, SY8 4BX



- Two bedroom semi-detached cottage
- Short drive of historic Ludlow
- Modern Kitchen and Bathrooms
- Good-sized rear garden
- Desirable and pretty South Shropshire village
- Character features throughout
- Electric heating, double glazing, wood burner
- Multipurpose garden room

This pretty, character two bedroom semi-detached cottage sits in one of South Shropshire's most popular and pretty villages within a short drive of historic Ludlow. Accommodation, benefiting from electric heating, double glazing and multi fuel stove is full of character and charm whilst both the kitchen and bathroom are modern and tastefully presented. The property enjoys a flat and good-sized rear garden that includes a multipurpose garden room. A viewing of this delightful property is advised. EPC rating B



Ashford Carbonel is a delightful and pretty South Shropshire village being a short drive into historic Ludlow and is surrounded by beautiful countryside. There is an excellent community that includes a village hall, which has regular pub nights, village green with play area and tennis court, along with a Church and an active and vibrant community.

The property is approached into an open plan Lounge / Dining Room with high ceiling, timber features, three windows, two of which are to the front, and an attractive fireplace with exposed brickwork, heavy beam over and large Multi-fuel stove. There are period double doors into a useful cupboard and a period door into large understairs storage cupboard. Opening through into

Kitchen having door and two windows overlooking the rear garden. Fitted with a modern range of matching units and including an integrated cooker, hob, extractor and fridge freezer along with a small breakfast bar.

Bathroom having window to rear and side rear. Fitted modern suite in white to include wash handbasin with vanity cupboard, WC and panelled bath with shower screen, shower over. Extensively tiled walls. Door into the airing cupboard housing the hot water cylinder.





Doored staircase leads to First Floor Landing Bedroom. This has the potential to be partitioned off into a separate bedroom and is full of character with vaulted ceiling, exposed timber trusses, windows to both front and rear elevations and a further roof window to frontage. From here a lovely view across the village green can be enjoyed.

Bedroom 2 also has vaulted ceilings and is full of character. There are two double-glazed roof windows to both front and rear elevations enjoying this lovely view again over the village green and a further window to side.

Outside; The property fronts directly onto the public pavement. Sitting to the side a gravel pathway leads via a wicket gate into the rear garden. This is an important feature being of a good size with a seating area directly near the house and the garden in the main is laid to lawn with high board fencing and mature hedging aiding privacy.

At the top of the garden there is an excellent multipurpose Garden Room which has large UPVC double glazed doors to frontage, further window to side, a heating/air-conditioning unit and has light and power fitted. This provides what could be an excellent home office, hobby space or occasional bedroom.

Also in the garden is a shed and former WC

Services: We understand that the property has Mains electricity, water and drainage. Electric heating and a large multi fuel stove. Windows are double glazed.

Approximate Broadband speed are between 4 mbps and 80 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: C

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 Ludlow office on 01584 875207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.





### Directions

As you drive into Ashford Carbonel, you go past the old school and the property will be found on the left-hand side as indicated by the agents for sale sign.







## Floor Plans



**Ground Floor**

Floor area 45.8 sq.m. (493 sq.ft.)



**First Floor**

Floor area 32.8 sq.m. (353 sq.ft.)



**Garden Room**

Floor area 13.8 sq.m. (149 sq.ft.)

**Total floor area: 92.4 sq.m. (995 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)

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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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