



**38 Mortimer Drive**

Orleton, SY8 4JW

**Andrew Grant**

# 38 Mortimer Drive

Orleton, SY8 4JW

**4 Bedrooms   2 Bathrooms   2 Reception Rooms**

Detached village home with large open dining room and lounge, four bedrooms, two bathrooms and a generous garden adjoining recreational grounds.

- Four bedroom detached house with open plan living area, conservatory and driveway parking
- Spacious living room with wood-burning stove and open dining area leading to the conservatory
- Large lawned garden with mature borders, shrubs and a gate to the recreational grounds
- Generous tarmac driveway provides parking for multiple vehicles with side access to the garden
- Located in a popular North Herefordshire village near amenities, countryside walks and transport links

Set within a well serviced North Herefordshire village, this four bedroom detached house offers generous living space and a large garden adjoining recreation ground. The ground floor comprises an open plan living room and dining area with wood-burning stove, a traditional kitchen with range cooker, a conservatory and a cloakroom. Upstairs there are four bedrooms, including a main bedroom with en-suite shower room, and a family bathroom. Outside a generous garden and gated access to countryside walks complement a wide driveway for multiple vehicles.

**1654 sq ft (153.6 sq m)**





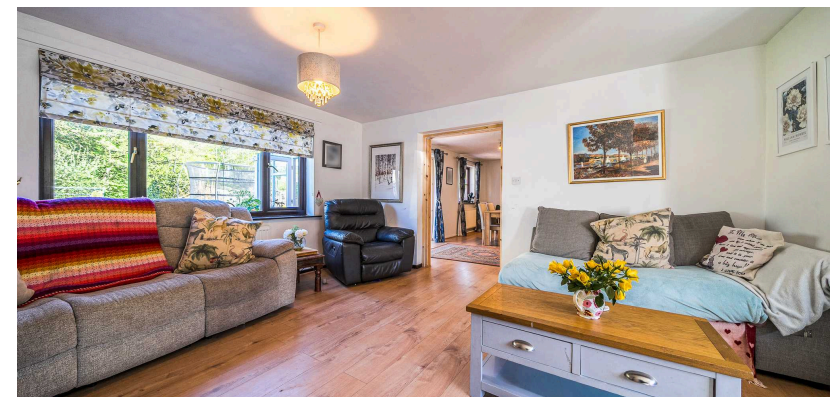
## The kitchen

The kitchen functions as the culinary centre of the home with space for informal meals. Traditional cabinets, tiled splashbacks and a large range cooker with extractor hood provide a practical workspace alongside a double sink. Space is provided for a dishwasher and washing machine, and a door opens to the hall with another leading to the garden.



## The living room

Designed for family relaxation, the living room extends through the depth of the home and flows naturally from the dining room. A wood-burning stove and dual aspect windows provide focal points and character. Wood-effect flooring underfoot and neutral décor make this space adaptable.





## The dining room

The dining room forms part of the open plan reception space, catering for meals and entertaining. Wood effect flooring continues from the lounge and a pair of glazed doors open into the conservatory, allowing views of the garden. There is ample room for a large table and a decorative fireplace adds interest, while a door links to the hallway.





## The conservatory

Situated at the rear, the conservatory offers a versatile additional living area overlooking the garden. The pitched glass roof and wrap-around windows create a light environment, with a radiator ensuring year-round comfort. French doors open onto the patio and lawn, while an interior doorway leads back into the dining room.



## The primary bedroom

The primary bedroom is a generous double room designed for rest and storage. A wall of fitted wardrobes with mirrored doors maximises storage, while a wide window frames views over the garden. There is ample floor space for additional furniture and a door opens into the en-suite shower room.





## The primary ensuite

Adjoining the main bedroom, the en-suite provides private facilities. A glazed shower cubicle with electric shower sits opposite a pedestal basin and low-level WC, with decorative mosaic tiling adding detail. A frosted window allows ventilation and light, and a heated towel rail keeps the room warm.



## The second bedroom

The second bedroom offers comfortable accommodation for guests or family members. It features a wide casement window overlooking the rear garden and ample space for a double bed and freestanding furniture.



## The third bedroom

The third bedroom features a casement window, facing the front, and the layout allows space for a bed alongside a vanity or desk.



## The fourth bedroom

The fourth bedroom offers a front-facing window and room for additional furniture. This space could also serve as a nursery or quiet study depending on lifestyle needs.



## The bathroom

Serving the remaining bedrooms, the family bathroom is fitted with a modern white suite. A P-shaped bath with curved glass screen incorporates a shower over, while a pedestal basin and close-coupled WC sit beneath a frosted window. Patterned flooring and contemporary tiled walls complete the practical finish.



## The garden

Behind the house, the substantial garden provides a wonderful outdoor setting for play and relaxation. Sweeping lawned areas are bordered by colourful shrubs, mature trees and a new picket fence leading to the adjoining recreational ground. A paved patio adjoins the conservatory for dining, and the plot extends towards a brook, offering scope for further landscaping.





## The driveway and parking

At the front of the property, a driveway ensures parking for multiple vehicles and is bordered by mature hedging and a lawned garden. A gate to the side provides secure access to the rear garden.

## Location

Orleton is a north Herefordshire village within easy reach of the historic town of Ludlow and the market town of Leominster. The village provides everyday amenities including a community shop, primary school and village hall, along with two pubs and recreational facilities. Nearby Ludlow offers a range of independent shops, restaurants and cultural attractions, while the surrounding countryside presents opportunities for walking, cycling and enjoying the Shropshire Hills. Transport links connect the area via the A49, and there are railway stations at Ludlow and Leominster. Residents benefit from a peaceful rural setting with local services close at hand.

## Services

The property benefits from mains electricity, water and drainage, and an oil fired combination boiler providing central heating and hot water.

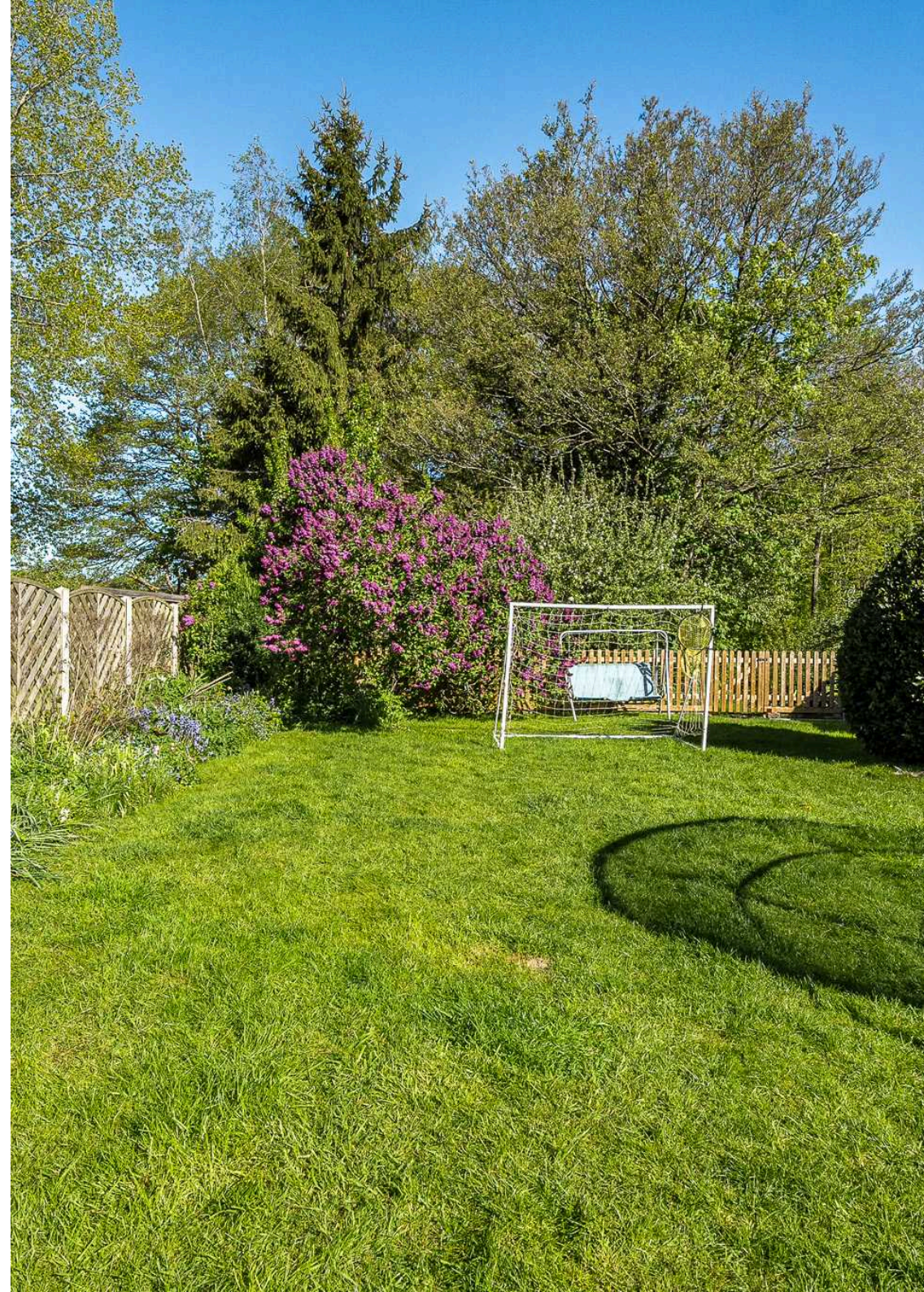
Broadband Speed: Superfast broadband available. Download speeds up to 150 Mbps and upload speeds up to 150 Mbps (source: Ofcom checker).

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

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

## Council Tax

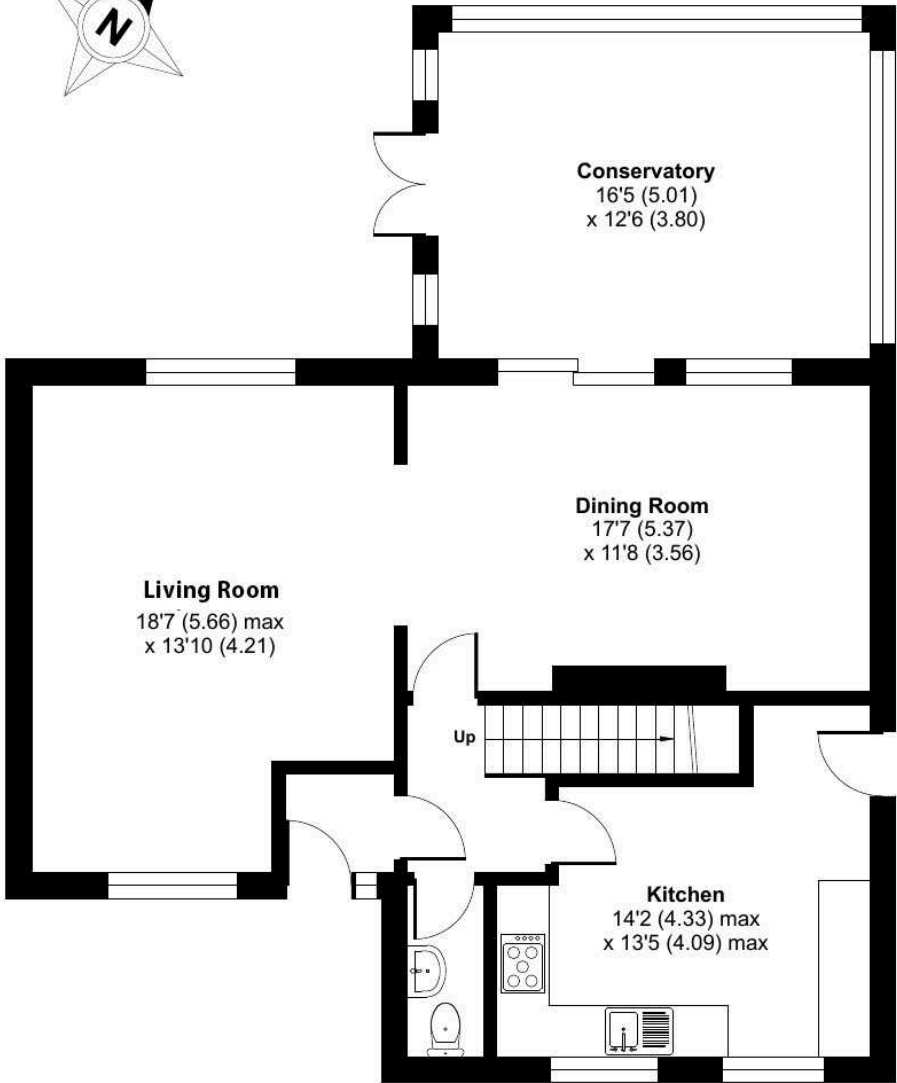
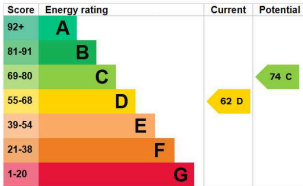
The Council Tax for this property is Band E.



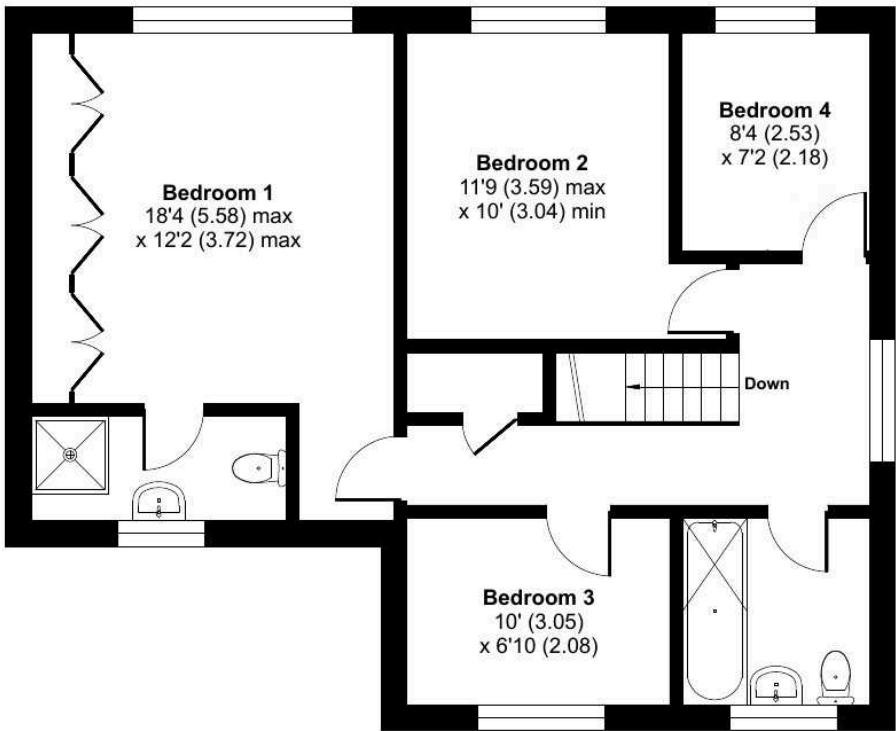
# Mortimer Drive, Ludlow, SY8

Approximate Area = 1654 sq ft / 153.6 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Andrew Grant. REF: 1452149



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