

SAMUEL WOOD

19 Mortimer Drive, Orleton, Ludlow, Shropshire, SY8 4JW

Offers Based On £500,000



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Orleton, Ludlow, Shropshire, SY8 4JW

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- House and annex
- One bedroom single storey annex
- Good sized and level plot
- Solar panels and air source heat pump
- Four bedrooms in main residence
- Popular and well serviced village
- Excellent driveway parking

This Four bedroom house with one bedroom annex, ideal for dual family use or providing an income, sits in the desirable and well serviced village of Orleton, just a short drive into historic Ludlow. Sitting on a good sized plot of 0.14 of an acre and includes level gardens and driveway parking. The main house offers four double bedrooms, two bathrooms, two reception rooms and kitchen whilst the annex, all on the ground floor, includes: living room, double bedroom with ensuite shower, kitchen and breakfast room. Internal inspection is advised.



Location:

The property sits at the top of a cul-de-sac in this popular village which sits in the tip of North Herefordshire and has facilities to include: shop with post office, two public houses, well respected school, doctors surgery, church, village hall and large recreation ground along with an active community

Historic Ludlow is around 5 miles in distance and offers a greater range of facilities and similar driving distance will also take you into the popular towns of Leominster and Tenbury Wells











Accommodation:

The property is accessed into an entrance porch opening into the entrance hall. The living room sits at the front of the house with door leading into a good sized dining room having double doors onto the rear garden. The kitchen is comprehensively fitted with a range of matching units with oak styled fronts and incorporates a double oven, electric hob and dishwasher.

On the first floor, there are four generous bedrooms which will all take a double bed. There is an ensuite shower room and a house bathroom.

The property also has the added benefit and interconnecting from the kitchen , an exceptional ground floor, one bedroom annex that includes separate outside access into a kitchen, breakfast room, living room with bay window and double doors out onto the garden a double bedroom and ensuite shower room

Outside

The property sits in the head of a cul-de-sac and is approached onto a tarmacadam driveway with further gravel overspill driveway providing parking for numerous vehicles. Sitting to the side of the house there is a large garden shed and to the rear is an exceptional garden enclosed by stone walling and high hedging aiding privacy. There are paved seating areas directly nearest the house, level lawned gardens and a selection of mature trees and shrubs. Planning permission was granted for the current annex and a garage to the side of the property and we understand that permission is still in place.

Services:

Services: We understand that the property has mains electric, water and drainage. Air source heating to radiators. Solar panels which provide reduced energy costs along with an electric car charging point.

Broadband Speed: 5 - 150 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is Freehold

Local Authority: Herefordshire Council

Council Tax Band: D

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

As you approach Orleton from the Ludlow direction you will see the Maidenhead Inn Public House on your right hand site that sits on a minor crossroads. Turn left on this crossroads and follow the road into the village centre over a small bridge taking the next turning on your left. Follow this road into Mortimer Drive and taking the second turn on your right, number 19 is right in front of you at the top of this small cul-de-sac.







Floor Plans



Total floor area: 163.8 sq.m. (1,764 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

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.