

SAMUEL WOOD

Orchard Cottage Springfield Close, Ludlow, Shropshire, SY8 1RR

Offers Based On £475,000



Orchard Cottage Springfield Close

Ludlow, Shropshire, SY8 1RR

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- Detached character cottage
- Three double bedrooms , two bathrooms
- Magnificent kitchen / diner
- Large garage / workshop
- Central location in historic Ludlow
- Living room with woodburner
- Parking for up to eight cars
- Good sized gardens

This delightful three double bedroom, two bathroom detached cottage sits in a convenient location just off Ludlow's historic town Centre but also benefits from exceptional parking, large garage/workshop and good size gardens. Accommodation much improved by the current vendors is 'move in' ready with delightful and modernised kitchen and bathrooms. This home must be viewed to be fully appreciated.



Just off Ludlow's historic town core and under a five minute walk into Castle Square means that every convenience Ludlow office offers is right on the doorstep











Accommodation:

The property is approached into an entrance porch which leads into the living room with engineered oak floor, windows to front and rear, ceiling beams and a feature fireplace with a Stovak woodburning stove. Spacious and remodelled kitchen diner having window to frontage a large ceiling lantern. In the dining there are windows overlooking the extensive garden with double doors to the same, nicely fitted with a modern range of matching units with quartz worktops and surfaces, fitted Dual Rangemaster cooker with matching hood and dishwasher. The walk-in boiler cupboard houses, the wall mounted gas fired boiler and pressurised hot water system. There is also a Utility room with units matching that of the kitchen and plumbing for washing machine.

The ground floor bedroom has an engineered oak floor and this is served by a luxurious ground floor bathroom with a remodelled suite of freestanding scroll edged bath, corner shower with multi head, wash hand basin with vanity cupboard and WC.

The first floor landing serves two further double bedrooms, the main bedroom having two windows and an ensuite shower room again remodelled to include a double width shower cubicle with multi head shower, WC and wash basin with granite surround. Bedroom two has cast iron fireplace, windows to front and rear and access into roof space with two roof windows and partially boarded

Outside:

The property is approached onto a large gravelled frontage which provides extensive parking for up 8 to 10 cars. There is a useful garage/workshop with inspection pitt and gated access then opens into the large garden which is gravelled near the house with pergola, ideal for summer dining / barbecues, lawned garden with a selection of mature trees and shrubs, garden shed and summer house. The garden is enclosed by high board fencing to both side and rear elevations aiding privacy.

Services:

We understand that the property has main gas, electric, water and drainage. Gas fired heating to radiators and woodburning stove. Windows are double glazed.

Broadband Speed: Between 21 and 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: 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. For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.



Directions

From Ludlow town centre proceed down Lower Galdeford taking the turning into Springfield Close which is the first turning on your left. Orchard Cottage can then be found on the left hand side.







Floor Plans



Ground Floor
Floor area 84.9 sq.m. (914 sq.ft.)

First Floor
Floor area 41.9 sq.m. (451 sq.ft.)

Garage
Floor area 35.2 sq.m. (379 sq.ft.)

Total floor area: 162.0 sq.m. (1,744 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

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