



SAMUEL WOOD

Rise Cottage Orleton, Ludlow, Shropshire, SY8 4JQ

Asking Price £500,000



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This delightful stone 3 Bedroom Detached Country Cottage enjoys a lovely rural setting away from the madding crowd and is surrounded by 2.68 acres of its own gardens and grounds providing a truly rural setting with woodland and gardens. Accommodation benefitting from upvc double glazing and LPG gas fired heating briefly includes: Reception Porch, modern Kitchen / Dining Room, Living Room with wood burner, Rear Hallway, Bathroom, First Floor Landing with 3 Bedrooms and Shower Room. The property also benefits from an excellent Garage Block and extensive parking. EPC - F

- Detached stone cottage
- Truly rural location away from the madding crowd
- 2.68 acres of gardens and woodland
- Excellent garage block
- A gem of a cottage not to be missed

The property sits in a lovely rural setting surrounded by its own gardens and grounds giving excellent privacy and seclusion however, the village of Orleton is approximately 1 mile in distance and has an excellent range of facilities to include Shop with Post Office, 2 Public Houses, Doctors Surgery, Junior School, Church, Village Hall and an active and vibrant community. A far greater range of facilities can be found in historic Ludlow whilst the popular towns of Leominster and Tenbury Wells are also within a short drive.

Double glazed front door opens into

Reception Porch

With windows overlooking the garden and stable door to

Spacious Kitchen / Dining Room

Room lots of light with 3 windows overlooking the gardens and grounds. The dining area has ample room for table and chairs, the kitchen is fitted with a range of modern units with white gloss fronts, granite work surfaces, 1 ½ bowl single drainer sink unit, electric hob with extractor positioned above, electric double oven adjacent and integrated dishwasher whilst there is space and plumbing for washing machine and room for fridge freezer

Living Room

a lovely light room with 5 windows to 3 elevations overlooking the attractive gardens and grounds, door stepping onto a terrace at rear side elevation. A focal point of the room is the fireplace with wood burning stove fitted sat on a flagstone hearth. Door into under stairs storage cupboard.

Rear Hallway

with window to rear elevation

Bathroom

with window to rear and a modern suite in white of panelled bath, wash hand basin with vanity cupboard, wc and large double width shower cubicle with shower fitted

First Floor Landing

with access to roof space

Bedroom 1

with 2 roof windows to rear elevation overlooking the woodland and a half door into eaves storage

Bedroom 2

with 3 windows all to the front elevation overlooking gardens and the woodland

Bedroom 3

with 2 windows to both front and front side elevations

Shower Room

with double glazed roof window to rear elevation, modern suite in white of wc, pedestal wash hand basin with vanity cupboard, shower cubicle with shower fitted and half door into eaves storage. Also housed in the bathroom is the Worcester wall mounted gas fired LPG fed combination boiler which heats domestic hot water and radiators

Outside:

The property sits in a rural / isolated position off a track and is accessed through a 6-bar gate onto a part concreted and part gravelled driveway which provides extensive parking for a number of vehicles. Sitting to the side of the cottage is a Detached Garage block which incorporates a Single Garage and 2 useful stores, 1 of which houses the water storage area and treatment plant. This building has recently been re-wired with light and power fitted and there is also a useful Workshop / Store at first floor level also with light and power fitted. There is also an outside wc adjoining the back of the cottage.

The gardens and grounds with the property extend to 2.68 acres, directly nearest the house and around the property are level lawned gardens with paved seating area, gravelled sections and garden shed. A stream runs through the gardens with the majority of the garden enjoying beautiful wildlife walks and trails interspersed with mature trees, shrubs and plants whilst the back section is more wooded and sloping.

Services:

Private water supply from spring which is owned / managed and maintained by Spout House. Private drainage, small sewage treatment plant installed January 2021 - compliant with 2020 regulations, Mains electricity, LPG gas fired heating to radiators. Boiler and radiators installed 2018. Windows are upvc double glazed, telephone to BT regulations

Local Authority:

Herefordshire Council

Viewings

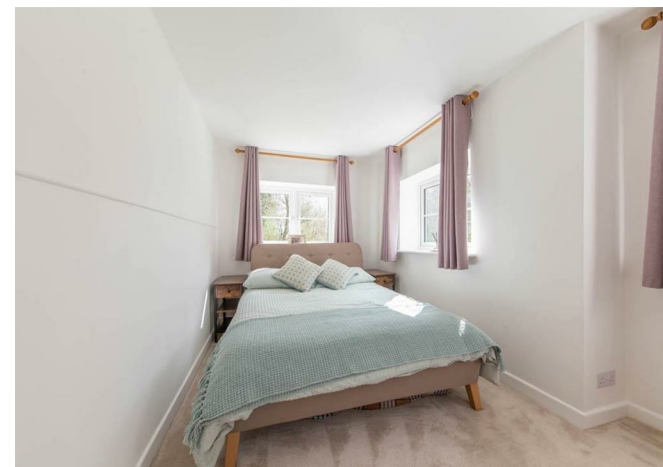
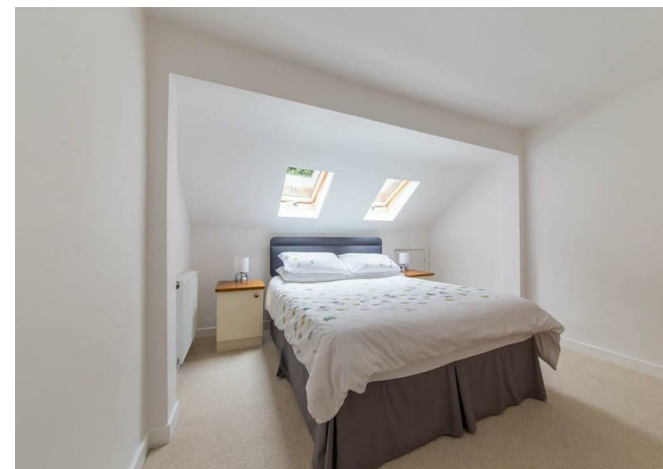
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquires please phone Andrew Cadwallader on 07974 015764

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Floorplan is not to scale and for identification purposes only.



Floor Plans



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CONTEMPORARY AGENCY • TRADITIONAL VALUES
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