



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 1 STOKE COTTAGES

GREETE, LUDLOW, SHROPSHIRE, SY8 3BX

OFFERS IN EXCESS OF  
**£300,000**



**A VICTORIAN SEMI-DETACHED COTTAGE WITH SCOPE FOR IMPROVEMENT  
SET IN 0.3 ACRE (TBV) OF GROUNDS WITH VIEWS ACROSS ROLLING FARMLAND.**

- KITCHEN/BREAKFAST ROOM
- SITTING ROOM
- TWO CONSERVATORIES
- TWO DOUBLE BEDROOMS
- BATHROOM
- UTILITY AREA AND PORCH
- RANGE OF OUTBUILDINGS
- AMPLE DRIVEWAY PARKING
- SOUTH FACING GARDEN

**NICK CHAMPION LTD**

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# 1 STOKE COTTAGES, GREETE, LUDLOW, SHROPSHIRE, SY8 3BX

## APPROXIMATE DISTANCES

Tenbury Wells – 3 miles, Ludlow – 5 miles,  
Leominster – 14 miles, Kidderminster – 20 miles,  
Worcester – 24 miles, M5 Junction 6 – 26 miles,  
Hereford – 26 miles, Shrewsbury – 34 miles,  
Birmingham – 39 miles.

## DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 in the direction of Leominster/Shrewsbury. Proceed for 0.9 mile before turning right signed Greete and continue for a further 1.5 miles before turning left at the T Junction, and after 0.2 mile take the first turning on the left signed Caynham/Ludlow. Proceed for 0.7 mile and the property will be found on the right hand side.

## SITUATION & DESCRIPTION

1 Stoke Cottages is situated in the parish of Greete nestled amidst beautiful rolling countryside along a country lane between the market town of Tenbury Wells and historic Ludlow. The property is within the Bishop Hooper C of E Primary School and Ludlow C of E High School catchment areas.

1 Stoke Cottages is a Victorian semi-detached country cottage of mellow brick elevations under a clay tiled roof with a porch and two conservatory extensions, set in about 0.3 acre of grounds bordered by woodland to the north and east. The property is in need of some upgrading but benefits from a complete reroof in July 2024, UPVC framed double glazing, LPG gas fired central heating, solar panels, a range of outbuildings, large south facing gardens, and ample parking space. There is plenty of scope to extend the property subject to the necessary planning permissions.

## ACCOMMODATION

A porch with fitted cupboards leads through to a utility area with fitted wooden units and plumbing for a washing machine, and on through to the kitchen which has a range of white fitted base and wall units incorporating a stainless steel sink/drain, a Belling gas fired range cooker with an extractor hood over, plumbing for a dishwasher, space for a fridge/freezer, and housing the Worcester combi boiler. The sitting room has a Clearview woodburning stove with a stone surround, and French doors open into the conservatory which in turn has French doors opening onto the garden. From the sitting room a door opens through to the stairwell with an opening through to a second conservatory with a laminate wood floor and a glazed door to outside.

Stairs rise up to the first floor landing leading to two double bedrooms, one of which has built in wardrobes. The bathroom has a bath with a Triton T80i electric shower over, a pedestal basin and wc.

## OUTSIDE

A stoned driveway with ample parking for four vehicles leads to a gate opening into the mature south facing gardens which incorporate lawns, paths, patio seating areas, shrub and flower beds and borders, ornamental trees, a gazebo seating area, and a range of outbuildings including an attached traditional brick outbuilding which is utilised as a workshop (16'7" x 4'9"), a substantial timber garden shed split into two stores (each 7'8" x 5'8"), a kennel and run area, a log store, garden shed, greenhouse and aviary.

## SERVICES

Mains water and electricity are connected.  
LPG gas fired central heating – Worcester combi boiler.  
Private drainage. Solar panels.

## LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000  
Council Tax Band C

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating C – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8234-7222-2309-5641-5926>

## FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

## TENURE

Freehold

## VIEWING

By prior appointment with the Joint Sole Agents: –

Nick Champion - Tel: 01584 810555

E-mail: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

View all of our properties for sale and to let at:

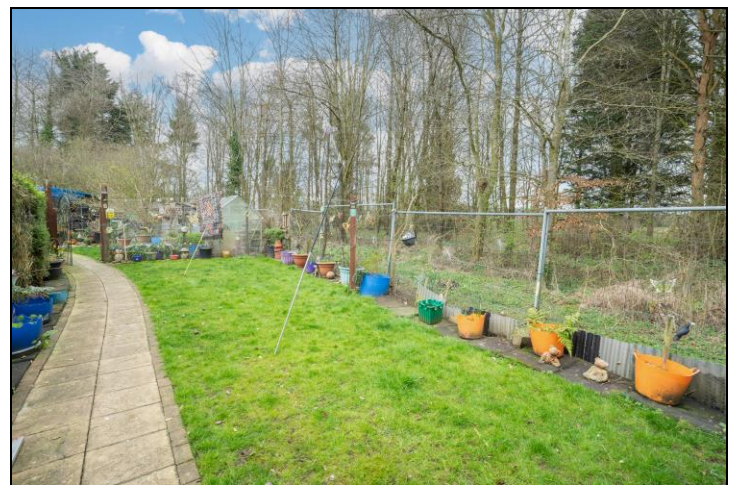
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

McCartneys, Ludlow Office – Tel: 01584 872153

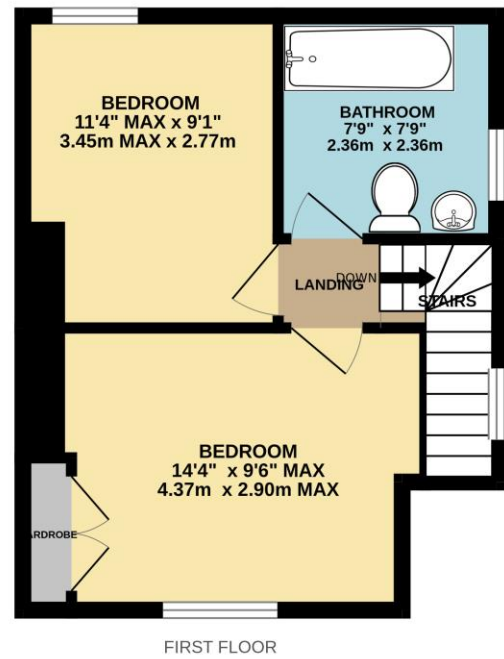
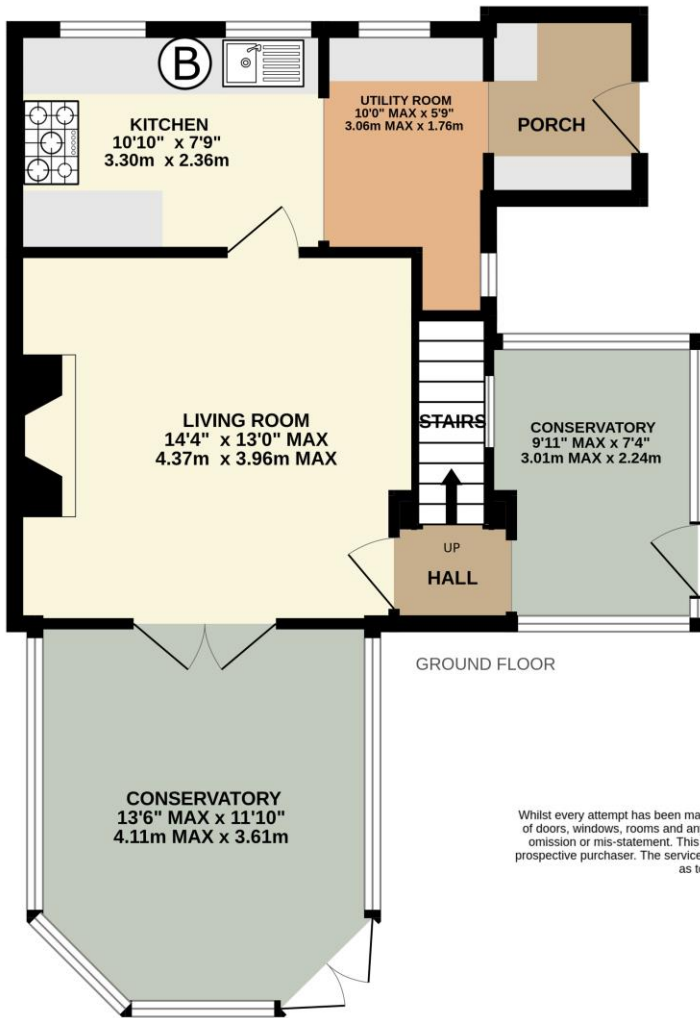
What3Words: ///remaining.alien.arts

Photographs taken on 19<sup>th</sup> March 2024

Particulars prepared March 2024 and updated July 2024.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.