

# DAFFODIL COTTAGE

£385,000



“A delightful, fully-refurbished cottage”

Ludlow, Shropshire

This delightful, fully-refurbished cottage retains its original character, whilst also benefitting from all of the conveniences required for modern living. With superb views, a large kitchen/ diner extension, ample parking, a workshop and easy access to Ludlow, this property will make a great family home.

- Stunning, refurbished cottage
- Three bedrooms
- Rear extension
- Views across open countryside
- Detached workshop
- Ample off-road
- Wood-burning stove
- Easy access to Ludlow



An attractive property, Daffodil Cottage is set back off the road and approached through impressive, newly-installed sliding gates and across a recently laid tarmac driveway.

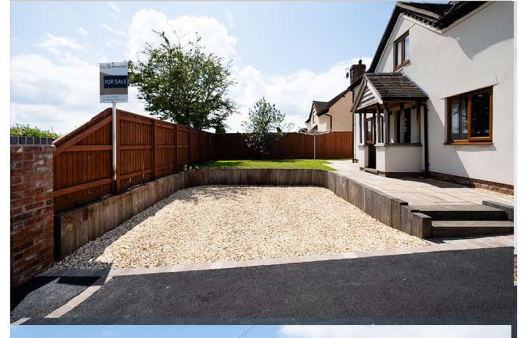
Enter via the side porch and into the useful boot room: perfect for kicking off your boots and hanging coats after a walk in the surrounding countryside. From here, move through a glazed door into the recently-fitted kitchen; there are wall and floor cabinets to both sides, creating plenty of storage space and an oak block counter-top space for food prep. There is an integrated dishwasher, cooker with countertop hob and an extractor fan. Off to the side sits the utility room, with space for a washing machine and tumble dryer; there are also cupboards, a sink and WC. The kitchen moves around and directly accesses the new extension: perfect as a dining room to entertain family and friends. There is a large single window to the rear and bi-fold doors opening out to the patio area.

The sitting room has a snug and cosy feel and displays bags of character via the exposed timber beams, oak mantel and brick fireplace, which houses a Clearview wood burning stove. A second reception room, also replete with exposed timbers, is situated to the front and could act as a playroom, home office, separate dining room or reading room.

Upstairs, there are three bedrooms and a family bathroom. The master bedroom has built-in storage and plenty of head height in the vaulted ceiling. Bedroom number two is also a double and has ample room to fit a large wardrobe. Bedroom three sits to the rear of the property and has fantastic views across open fields to the hills beyond. The family bathroom has attractive built-in storage, a bath with overhead shower and glass screen, WC and wash hand basin - again with superb views to enjoy, whilst brushing your teeth!

**Outside:** There is plenty of parking for vehicles, both on the tarmac driveway and in the gravel parking bays to the front. There are lawn areas to the front and rear of the property, with a picket fence enclosing the rear lawn: great for small children and pets. A patio area sits directly to the rear, for sitting out with a drink or enjoying barbecues in the summer. There is also a detached workshop with electricity, neatly positioned to the side of the cottage.





**Area:** Rock Green is perfectly positioned for easy access to Ludlow and its many facilities: including independent shops, cafés, restaurants market and transport links. Daffodil Cottage is also easy walking distance to the nearby Sainsbury's supermarket and The Nelson Inn public house. For lovers of the great outdoors, there are plenty of rural walks on your doorstep, not least on nearby Clee Hill, with its spectacular far-reaching vistas.

**At a glance:**

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	C
Heating:	Central heating; Oil
Services:	Mains water, electricity; private drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes** (Fibre available)

\* correct as of instruction date | Source: BT



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.