



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

MARCH COTTAGE

MIDDLETON, LITTLE HERFORD, LUDLOW, SHROPSHIRE, SY8 4LQ

GUIDE PRICE

£395,000



AN END-TERRACED BARN CONVERSION WITH PRETTY COTTAGE GARDENS AND AN ORCHARD SET IN 0.57 ACRE (TBV) AND SURROUNDED BY BEAUTIFUL COUNTRYSIDE.

- KITCHEN/DINING ROOM
- SITTING ROOM
- RECEPTION HALL
- TWO DOUBLE BEDROOMS
- THIRD BEDROOM
- FAMILY BATHROOM & CLOAKROOM
- ATTRACTIVE GARDENS
- ORCHARD
- DOUBLE GARAGE AND PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 4.5, Ludlow – 5, Leominster – 10, Kidderminster - 22, Hereford – 22, Worcester - 27, M5 Junction 6 – 28, Shrewsbury – 34, Birmingham – 40.

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 3.2 miles before turning right signed Middleton/Bleathwood and continue for a further 1 mile and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

March Cottage is situated in the hamlet of Middleton in the parish of Little Hereford, nestled amidst beautiful rolling countryside along a country lane between the market towns of Tenbury Wells and historic Ludlow, which are both just a short drive away and offer a wide range of shops and services. There are abundant footpaths for exploring the local area. The property is within the well regarded Orleton C of E Primary School and Wigmore High School catchment areas.

March Cottage is a well-appointed and characterful end terraced barn conversion converted circa 1987 and constructed of brick and timber clad elevations under a clay tiled roof with a single storey kitchen/diner extension. The property has a very pretty cottage garden, a small orchard, a double garage and ample parking space set in about 0.57 acre (tbv). The property is in immaculate condition and has a quality finish and benefits from exposed beams, two woodburning stoves, oak internal doors, double glazing and LPG gas fired central heating with a modern Worcester combi boiler.

ACCOMMODATION

A part glazed door opens into the entrance porch with a tiled floor and a glazed door in turn opens into the reception hall with an engineered oak floor and understairs cupboard. The adjacent cloakroom has a hand basin, wc and heated towel rail. The sitting room has an engineered oak floor, a feature beam framed window overlooking the garden, and a Clearview woodburning stove on a slate hearth with an oak surround. The kitchen/dining room has a tiled floor, a stable door to outside, a kitchen area with painted wooden units with granite and solid wood worktops incorporating a ceramic sink/drain, an integral fridge and freezer, space for a cooker with an extractor hood over, and plumbing for a washing machine, and a dining area with a woodburning stove.

Stairs from the reception hall rise up to the first floor landing with an airing cupboard housing the Worcester combi boiler and shelving. There are two double bedrooms, one of which has a mirror fronted fitted wardrobe with adjacent shelving and hanging rail. The third bedroom is a generous single with a storage alcove. The bathroom has a bath with a Mira Excel thermostatic shower over, a pedestal basin, wc and heated towel rail.

OUTSIDE

The gravel driveway has ample parking and turning space leading to the garage block for the barn conversions. The double garage (17'6" x 14'4") has an up and over metal garage door, power and light and is located next to the orchard. The front garden has a lawn with established shrub and flower borders and a gravel area with space for pots, and the side garden is east facing and has a patio entertaining area perfect for an al fresco breakfast surrounded by established shrub and flower borders. There is further ground across the driveway and the orchard is

accessed via a wicket gate to the south of the parking area. The orchard is very tranquil and popular with wildlife attracting multiple varieties of birds and is host to an array of fruit trees, a log store and greenhouse. The orchard provides the opportunity for self sufficiency with ample space to create a vegetable plot, chicken run or perhaps some bee hives.



SERVICES

Mains water and electricity are connected.
LPG gas fired central heating – Worcester combi boiler.
Private septic tank drainage with shared soakaway.

LOCAL AUTHORITY

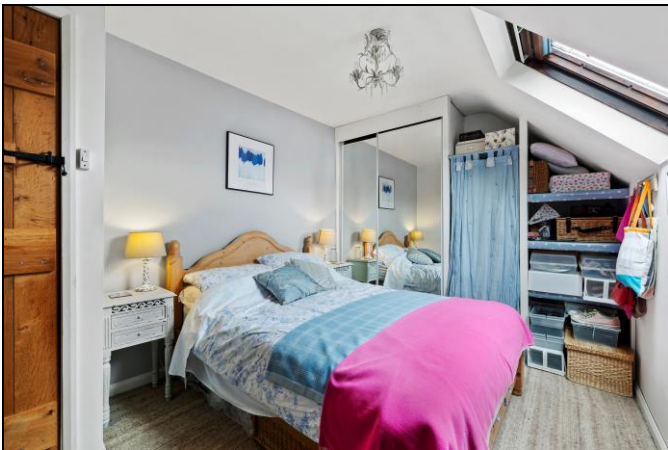
Herefordshire Council - Tel: 01432 260000
Council Tax Band D

FIXTURES & FITTINGS

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

TENURE

Freehold



ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/1434-3928-0400-0504-0292>

VIEWING

By prior appointment with the Sole Agent: –
Nick Champion - Tel: 01584 810555

E-mail: info@nickchampion.co.uk

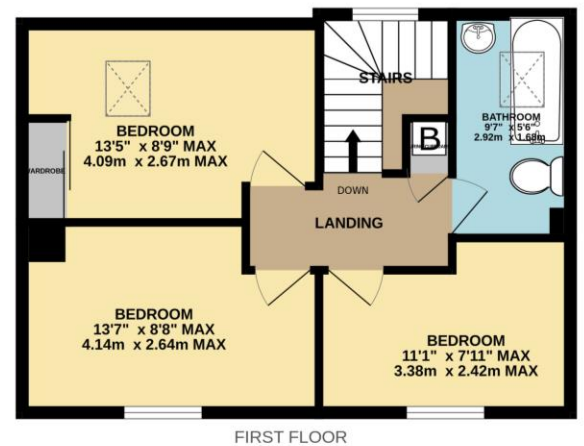
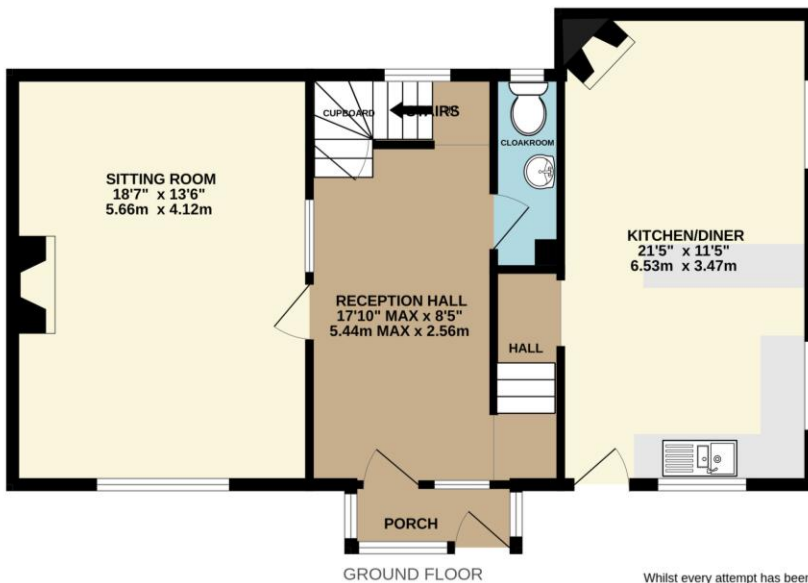
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What3Words: ///talked.alike.romantics

Photographs taken on 20th August 2024

Particulars prepared August 2024.



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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.