



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## SEVEN COTTAGE

OVERTON, LUDLOW, SHROPSHIRE, SY8 4DY

GUIDE PRICE

**£350,000**



**A CHARMING DETACHED COUNTRY COTTAGE FOR RENOVATION  
SET IN LARGE SOUTH FACING GARDENS  
NEAR TO HISTORIC LUDLOW AND ON THE EDGE OF MORTIMER FOREST.**

- KITCHEN AND UTILITY ROOM
- SPACIOUS LIVING ROOM
- STUDY/FOURTH BEDROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- GROUND FLOOR SHOWER ROOM
- ESTABLISHED GARDENS
- DOUBLE GARAGE
- DRIVEWAY PARKING

### NICK CHAMPION LTD

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





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## APPROXIMATE DISTANCES (MILES)

Ludlow – 2, Tenbury Wells – 8.5, Leominster – 9, Hereford – 22, Kidderminster – 26, Worcester – 30, M5 Junction 6 – 32, Shrewsbury – 33, Birmingham – 45.

## DIRECTIONS

From Ludlow head south on the B4361 and on crossing over the River Teme bridge continue for 1.1 miles before turning right to stay on the B4361 signed Richards Castle and Presteigne. Proceed for a further 0.6 mile and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

Seven Cottage is situated in the picturesque hamlet of Overton on the edge of Mortimer Forest, and enjoys fine views across the surrounding countryside. The property is just a short drive away from the historic market town of Ludlow which offers a good variety of shops and services. The property is within the Bishop Hooper C of E Primary School and the Ludlow C of E Secondary School catchment areas, and is next door to Moor Park Preparatory School, with Lucton School and Hereford Cathedral School both within easy reach and offering nearby school bus services.

Seven Cottage is a Victorian detached country cottage constructed of stone and rendered elevations under a clay tiled roof with later single storey extensions to both gable ends. The cottage is in need of renovation and provides the opportunity to create a very lovely family home set in attractive south-facing gardens with a detached double garage and ample driveway parking space – in all about 0.28 acre (tbv). The property is offered for sale with no upward chain. The property requires re-roofing due to spray foam insulation having been used in the lofts, and consequently it is suitable for cash buyers only.

## ACCOMMODATION

An oak entrance door opens into the entrance lobby with wood block flooring and leads through to the hallway, and also to a study/ground floor bedroom with wood block flooring, and to a shower room with a thermostatic shower, pedestal basin and wc. The hall has a wood block floor and understairs cupboard, and leads through to the spacious living room (formerly two rooms) which has a sitting area with a bay window, fitted cupboards and an inset woodburning stove on a slate hearth with a stone surround and chimney breast, and a dining area with a stone inglenook fireplace (not in use). The kitchen/breakfast room has a quarry tiled floor, fitted wooden units incorporating a stainless steel double sink and drainer unit, an Aga, an integral fridge, and a cupboard housing the Worcester combi boiler. A glazed door leads out to the porch which has a stable door opening onto the garden. The utility room off the kitchen has a quarry tiled floor, fitted wooden base units, plumbing for a washing machine, and space for a tumble dryer and fridge/freezer.

Stairs from the hall rise up to the first floor landing off which there are three double bedrooms, two of which have built-in cupboards and fitted wardrobes. The family bathroom has a bath, vanity basin unit, wc, bidet and a cupboard with shelving.

## OUTSIDE

A sloping concrete driveway provides parking space for up to three cars and leads to the detached double garage (26'4" x 15'11") with an electric roller shutter door, power, light and a pedestrian door to the rear. Gated paths to either side of the garage lead past a greenhouse and lean-to log store to the cottage and main expanse of garden which is south facing and mostly laid to lawn with attractive

shaped beds and borders host to many varieties of mature shrubs and perennial flowers, ornamental trees, and on the east side is a kitchen garden with a variety of productive fruit trees and a former vegetable plot. From the garden a wicket gate opens onto a path flanked by a lawn with access to the cottage and with steps down to the road.

## SERVICES

Mains water, gas and electricity are connected.  
Gas fired central heating – Worcester combi boiler.  
Gas fired Aga cooker.  
Private drainage – septic tank.

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details available on request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7095-3028-6203-5497-9204>

## 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 Agent: –  
Nick Champion - Tel: 01584 810555

View all of our properties for sale and to let at:  
**[www.nickchampion.co.uk](http://www.nickchampion.co.uk)**

what3words: ///unionists.notebook.refills

Photographs taken on 26<sup>th</sup> September 2025

Particulars prepared October 2025

Flood Risk (Checked on 16.10.25 on  
<https://check-long-term-flood-risk.service.gov.uk/postcode>)

Rivers and the sea: Very Low

Surface water: Very Low

Mobile Coverage (Checked on Ofcom: 16.10.25)

O2 and Three: Good outdoor

EE and Vodafone: Variable outdoor

Broadband Availability (Checked on Ofcom: 16.10.25)

Standard: 5 Mbps (highest download) / 0.7 Mbps (highest upload)

Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)

Ultrafast: Not available

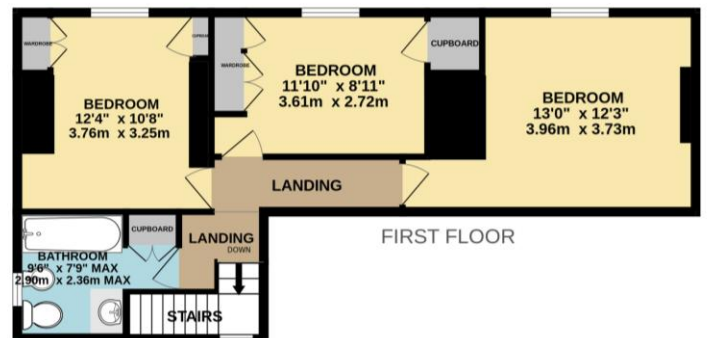








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.