



## **Dingle Cottage, 82 Duxmoor** **Onibury, Shropshire, SY7 9BQ**

This delightful character stone detached cottage sits in a lovely rural setting away from main roads with beautifully maintained cottage gardens extending to ½ an acre. Accommodation at the property is full of character and benefits from gas fired heating and double glazing where listed to; Reception Porch, Reception Hall, Living Room with inglenook fire place, Kitchen/Dining Room, conservatory, Study, Utility Room, Cloak Room, First Floor landing with 3 good sized Bedrooms and modern Bathroom. Outside there is a garage, workshop and plenty of parking. EPC Rating E

**Guide Price: £379,950**



This wonderful stone country cottage sits in a rural hamlet away from main roads and surrounded by beautiful south Shropshire countryside. Ludlow which is renowned for its award winning restaurants, culture and festivals is approximately 3 miles away. The cottage has been sympathetically renovated and restored by the current vendors to provide a comfortable home which needs to be viewed to be fully appreciated and is more fully described as follows;

**Front door** opens into enclosed porch with double glazed windows, oak door opens into

**Reception Hall** With exposed timber. Oak ledge and brace doors then lead through to the ground floor accommodation;

**Sitting Room** Having double glazed window to front elevation, ceiling beam, attractive inglenook fireplace with flagstone hearth and wood burning stove fitted. There are stone, brick and timber features along with bread oven, door into under stairs storage cupboard and oak floor.

**Study** Has double glazed window to front and oak flooring.

**Kitchen/Dining Room** Has double glazed window overlooking garden, ample room for table and chairs and is fitted with a range of matching units with oak styled fronts to include base cupboards, wall cupboards, drawers and display cupboards, heat resistant work surfaces and tiled splash backs, 1½ bowl single drainer stainless steel sink unit, five ring Neff stainless steel gas hob with extractor positioned above and Neff double electric oven adjacent, ceramic tiled floor. Upvc double glazed and double opening doors into



**Conservatory** Being of a upvc construction and has wall mounted dimplex heater, tiled floor and enjoys lovely views over the gardens



**Utility Room** Has tiled floor, access to roof space, double glazed window to rear/side elevation, oak door to rear, range of matching base cupboards, wall cupboards and drawers, heat resistant work surfaces, tiled splash backs and 1½ bowl single drainer stainless steel sink unit. The Worcester gas fired boiler is housed here and heats domestic hot water and radiators.

**Cloak Room** Has w.c in white and tiled floor.

**First Floor Landing** Has hardwood ledge and brace doors leading off to accommodation and linen cupboard with shelving.

**Bedroom 1** Has exposed ceiling timbers, oak floor, double glazed window to front and double glazed window to side elevation with lovely views, fitted wardrobe cupboard with hanging rail and shelf.



**Bedroom 2** Has oak flooring, exposed timbers and double glazed window to frontage.



**Bedroom 3** Has oak floor and double glazed window overlooking the lovely garden whilst across one wall is a range of fitted wardrobes with oak doors, hanging rail and eye level cupboards.

**Bathroom** Has up and over double glazed roof window, access to roof space, extensively tiled walls and floor, modern suite in white of pedestal wash hand basin, w.c, panelled P style bath with shower over and shower screen.

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**Outside:** The property enjoys a lovely rural setting and is accessed over a cattle grid onto a tarmac driveway. Off here an up and over door leads into the garage with light and power fitted, personal door to rear. The gardens and grounds with the property are approximately ½ an acre and are beautifully maintained.



To the rear of the property there is a paved terrace and around the cottage there are stone retaining walls with deep and floral borders. The garden in the main is laid to lawn with further beds, shrubs and plants. There is a good sized work shop having light and power fitted and measures 6.30m x 2.90m. To the rear of the workshop there is a useful wood store and included in the sale is a green house. The gardens have mature hedging on four sides, open farmland to the rear, stone edge ornamental pond and productive raised vegetable section.



**Agents Note:** The property has the benefit of solar PV on the roof which are owned by the property and receive a tariff of 43.3 Kw generated. This is a 25 year term which commenced on the 8th November 2011 and this provides a useful income.

**Directions:** From Ludlow proceed North on the A49 into the village of Bromfield, turn right onto the A4113 heading towards Leintwardine/Knighton. Follow this road for approximately 2½ miles until you come to the cross roads, turn right (signposted Wetmore). Continue on this road for approximately 1½ until you see a turning on your left hand side for Shelderton and Clungunford, dont take this turning but the next cottage on your left hand side after this is Dingle Cottage.

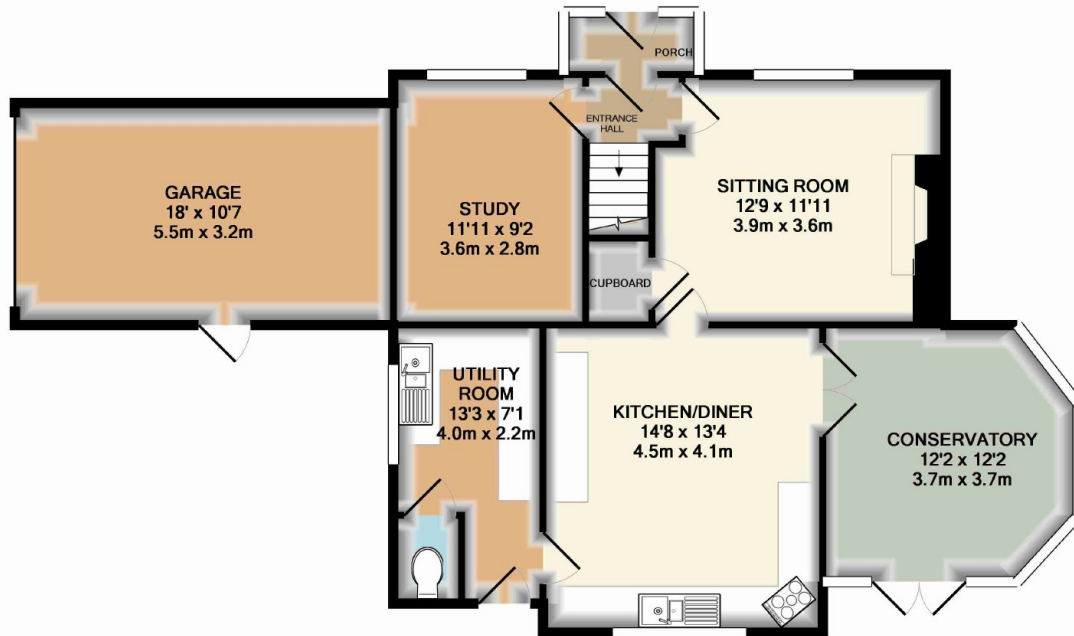
**Services:** Mains electricity, mains water, private drainage, LPG gas fired heating to radiators, telephone to b.t telecom regulations.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND  
Tel: 0345 678 9000

**To View The Property:** Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

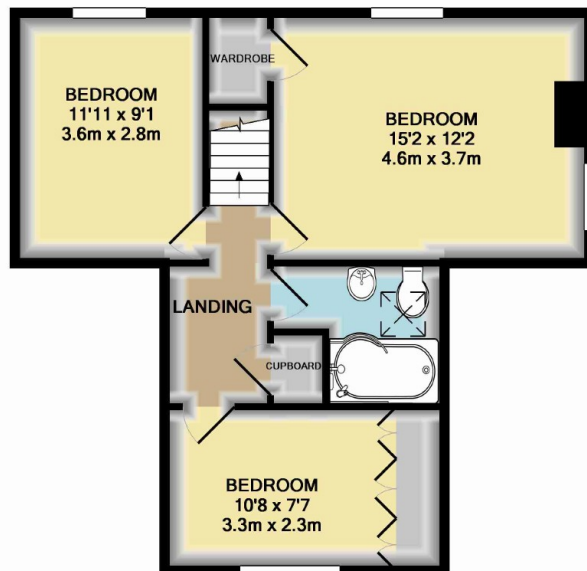
For out of office enquires please phone Andrew Cadwallader on 07974 015764



GROUND FLOOR  
APPROX. FLOOR  
AREA 945 SQ.FT.  
(87.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1460 SQ.FT. (135.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 515 SQ.FT.  
(47.9 SQ.M.)

