

SAMUEL WOOD

Rise Cottage Orleton, Ludlow, Shropshire, SY8 4JQ

Asking Price £650,000



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- Detached stone cottage with annexe
- Truly rural location away from The Madding Crowd
- Edge of desirable and well serviced village
- 2.68 acres of gardens and woodland
- Annexe incorporates garage block and has income potential
- A gem of a cottage not to be missed

This delightful stone 3 bedroom detached country cottage with an excellent garage block including annexe enjoys a fantastic rural setting away from the madding crowd and surrounded by 2.68 acres of its own gardens and grounds providing a truly rural setting. Accommodation benefiting form upvc double glazing and Lpg gas fired heating includes: Oak framed Porch, modern Kitchen / Dining Room, Living Room with wood burner, rear hallway, Bathroom, First Floor Landing, 3 Bedrooms and Shower Room, The Annexe incorporates on the ground floor a large garage with Utility and rear Lobby and staircase to open plan Bedroom / Workspace with Large En-suite Shower Room. EPC Rating F







The property sits in a rural setting surrounded by its own gardens and grounds, giving excellent privacy and seclusion. The village of Orleton is approximately 1 mile in distance with an excellent range of facilities to include shop with Post Office, 2 Public Houses, Doctors Surgery, Junior School, Church, Village Hall and an active and vibrant community. A greater range of facilities can be found in historic Ludlow whilst the popular towns of Leominster and Tenbury Wells are also a short drive.

Entrance Porch

Oak framed and has high ceiling, exposed stonework and timbered features, windows overlooking the garden, tiled floor. Door opening through into

Spacious Kitchen / Dining Room 18'5" x 13'10" (5.62m x 4.23m)

The kitchen area having window to front side and 2 additional double glazed roof windows letting in scores of natural light. Flooring matching that of the reception porch and the kitchen is nicely fitted with a modern range of matching units with white gloss fronts, granite worksurfaces and upstands, Electric induction hob with extractor positioned above, electric oven adjacent, warming drawer, microwave, wine cooler and dishwasher. The dining area has ample room for table and chairs and a window to front elevation.

Living Room 25'3" x 14'1" (7.70m x 4.30m)

Having 5 windows to 3 elevations overlooking the attractive gardens and grounds. There is also a door to side elevation, feature fireplace with wood burning stove fitted and door into understairs storage cupboard.

Rear lobby

With window to rear elevation.







Bathroom 9'10" x 8'2" (3.00m x 2.50m)
Having window to rear side, modern suite in white of panelled bath, wash hand basin with vanity cupboard, wc and double width shower cubicle with shower fitted.

First Floor landing
With access to roof space

Bedroom 1 12'0" x 10'7" (3.67m x 3.25m)
Having 2 double glazed roof windows to rear elevation and half door into eaves storage.

Bedroom 2 14'1" x 8'3" (4.30m x 2.53m)
Having 3 windows all to frontage with this lovely view over the grounds.

Bedroom 3 11'5" x 7'10" (3.48m x 2.40m)
Having window to both front and side elevations

Shower Room 2 8'6" x 8'3" (2.60m x 2.52m)
Having roof window to rear elevation, half door into eaves storage and a modern suite in white of wash hand basin with vanity cupboard, wc and shower cubicle with shower fitted.

Detached from the cottage is an excellent annexe which incorporates a

Garage 19'1" x 10'10" (5.83m x 3.32m)
on the ground floor, with electrically operated up and over door, light and power fitted.

Utility Room 8'2" 7'8" (2.50m 2.35m)
which houses the filtration system for the private water system, sink unit with space and plumbing for washing machine.

Rear Hallway
Staircase rising to the

First Floor Studio 18'10" x 14'8" (5.75m x 4.48m)
This open plan space has scores of natural light with 3 double glazed roof windows a picture window to side and double opening doors to front elevation with Juliette balcony.

En-suite Shower Room 14'5" x 4'8" (4.40m x 1.43m)
With roof window and modern suite in white of wc, wash hand basin with vanity cupboard and double width shower cubicle with shower fitted and tiled splashbacks.

This space is suitable for a multiple of uses to include overspill accommodation, potential Air B&B, home working etc.

Outside
The property sits in a lovely rural/isolated position off a track and is accessed through a 6-bar gate onto a part concreted and part gravelled driveway which provides extensive parking for 8 – 10 vehicles. Adjoining the cottage is an outside wc, whilst gardens and grounds of the property extends to 2.68 acres and incorporate lawned gardens to both and front side elevations with paved seating areas and a garden shed. There is also a stream that runs through the front garden. Most of the garden is full of wildlife with cut paths through mature wooded areas with an array of shrubs and plants whilst the back section is more wooded and sloping.

Services
Private water supply, private drainage installed January 2021, mains electricity, Lpg gas fired heating to radiators, wood burning stove and in the annexe is electric heating, windows are upvc double glazed. Broadband speeds – Basic 8Mbps, Ultrafast 1000 Mbps, Flood Risk – Very Low.



Local Authority
Herefordshire Council
Council Tax Band E

Tenure
Freehold

Viewings
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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

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Referrals
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Directions

From Ludlow take the B4361 passing through Richards Castle. As you come into the village of Orleton you will see the Maiden Head on your right. Continue on the B4361 taking the next turning on your right hand side at the cross roads signposted Ashley Moor. Follow this road through the Hamlet of Ashley Moor, when the road bears round to the right then climbing steeply up a hill. You will pass 2 properties on your right hand side, after the second of these you will see a yellow salt bin in front you with a track on the left hand side with a no through road sign. Take this track and the property will be found after about 250m on the right hand side.







Floor Plans



Ground Floor
Floor area 67.3 m² (725 sq.ft.)

First Floor
Floor area 49.0 m² (527 sq.ft.)

Annexe Ground Floor
Floor area 31.5 m² (339 sq.ft.)

Annexe First Floor
Floor area 30.6 m² (329 sq.ft.)

TOTAL: 178.3 m² (1,920 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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