



SAMUEL WOOD

3 Hints Cottage Coreley, Ludlow, Shropshire, SY8 3QU

Asking Price £240,000



# 3 Hints Cottage

Coreley, Ludlow, Shropshire, SY8 3QU



- Character two bedroom semi-detached cottage
- Large mature garden
- Carport providing parking
- Rural location on slopes of the Clee
- Need of upgrading and improvements
- No onward chain

This character two double bedroom semi-detached cottage offering scope for extension subject to the necessary consents and sits in a popular rural village on the slopes of the Clee Hill and enjoys a large garden and open fronted carport. Character accommodation in need of upgrading and improvements briefly includes porch, living room with attractive Inglenook fireplace, dining room, kitchen/breakfast room, large bathroom, side porch and store. First floor landing serving two good sized bedrooms. No onward chain

Entrance porch into the living room full of character with stone features, ceiling beams and timbers, large inglenook fireplace with woodburning stove. Opening through into the dining room having timbered features and a window to front elevation. Large kitchen/breakfast room having windows to rear elevation and range of matching units, central island and room for table and chairs. Door into large bathroom having window to rear and a suite in white including a separate shower cubicle.

There is a side porch with utility area

On the first floor is a small landing leading to 2 good size double bedrooms, the main bedroom having airing cupboard

The property is approached over a shared driveway which leads to a carport. To the rear there is an exceptionally large rear garden, laid to lawn with mature trees and a garden shed.

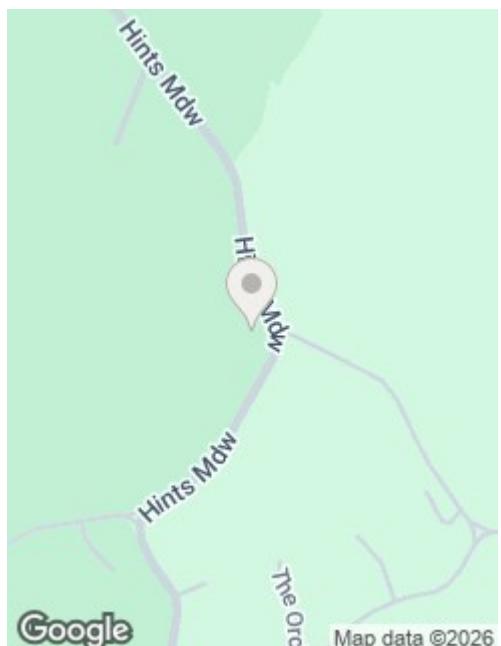






## Directions

From the Ludlow direction proceed through the village of Clee Hill and over the cattle grid onto the common, follow this road taking the first turning on the right hand sign posted Coreley. Follow this road over the cattle grid and after around 100 m the drive that leads to the property is on the right hand side.



### Agents Note

A Pillar Fountain (no longer in use) sits at the bottom of the drive and is protected by a Grade II Listed status.

Services: We understand that the property has, Mains electric, Mains water, Private Drainage, Woodburning Stove in Living Room and partial electric heating.

Broadband Speed: Basic 6 Mbps, Superfast 43 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

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

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

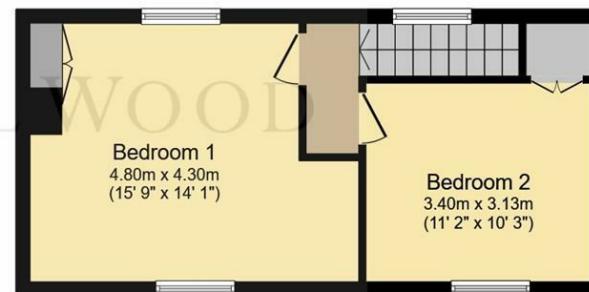
Viewings: Strictly by appointment only, please contact the craven arms office on 01584 875 207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764







**Ground Floor**  
Floor area 75.1 sq.m. (808 sq.ft.)



**First Floor**  
Floor area 33.0 sq.m. (355 sq.ft.)

**Total floor area: 108.1 sq.m. (1,164 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 missstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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