



SAMUEL WOOD



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27 Bitterley Cottages, Bitterley, Ludlow, Shropshire, SY8 3HP

Offers In The Region Of £250,000



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- Lovely Views
- Three Bedrooms
- Land, Gardens and Allotment
- Opportunity for Development
- Living Room and Kitchen/Diner
- Large Barn/Store Room

Samuel Wood are delighted to offer this end-of-terrace property on the edge of a popular village in the area, 27 Bitterley Cottages neighbours a number of similarly aged and designed properties situated on a quiet lane which is a no through road leading up to the picturesque Clee Hills and surrounded by beautiful countryside with far reaching views, which are a feature of this property.

Originally built for local quarrymen, the property occupies an end-terrace position with additional land, gardens and allotment. In addition to a garage, a generously sized barn/store room offers potential for development of the living space or further outdoor area.

Bitterley Village has a church, Primary School and Village Hall. The popular village of Clee Hill is 2.3 miles to the east with local amenities including a Convenience Store, Primary School, Post Office, a fish and chips take-a-way, public house and a bakery with a café, there is a large supermarket at Rock Green just under 3 miles away.

Having good transport links to the A49 via road, and within 4 miles of Ludlow Railway Station with mainline links to the North of England and South Wales, Bitterley is rural but by no means isolated. Viewing of this hidden gem is highly recommended, EPC 'F'.



This is a great opportunity to acquire a property that offers flexible options as sole personal domestic use, or with further development potential. Requiring some refurbishment, the accommodation briefly comprises of; Reception Porch, Living Room, Hallway, Cloakroom, Downstairs Bathroom, Pantry, Kitchen, Conservatory, Barn/Store Room, Garage and 3 Bedrooms.

Reception Porch

The property is accessed from the road, two steps lead to a paved area and an entrance porch. The reception porch has a double glazed front door and double glazed windows with half privacy glass. A wooden 12 pane front door leads to a reception hallway, with a staircase to first floor, a door leads to

Living Room 12'5" x 12'4" (3.80 x 3.78)

Having a feature open fireplace with tiled hearth with alcove to sides, cupboards to one alcove, shelving to the other alcove. A double glazed window to front aspect enjoying the far reaching countryside views, with a dado rail and a serving hatch to kitchen.

Hallway

This spacious hallway has double glazed window over front aspect, a storage cupboard with sliding doors and access to

Cloakroom 4'10" x 7'4" (1.49 x 2.26)

With suite in white comprising of W.C. and corner wash hand basin, and double glazed window to front aspect. From the hallway, another door leads to

House Bathroom 6'0" x 5'6" (1.85 x 1.70)

With ceiling high double glazed windows, a suite in white comprising of pedestal wash hand basin, wooden panel bath with electric shower over, tiled splashbacks and laminate flooring.



Kitchen 13'11" x 11'4" (4.26 x 3.47)

A well fitted kitchen of matching units consisting of base units, wall units and drawers. Having light coloured heat resistant surfaces, space and plumbing for washing machine, dishwasher and space for cooker with extractor fitted above with tiled splashbacks. The wood burning stove sits in the fireplace, with tiled surround and a stone hearth. This wood burner also has a back boiler system heating domestic hot water and central heating system to radiators. There is a serving hatch to living room and window to rear aspect, a door from the kitchen leads to

Conservatory 12'1" x 6'0" (3.69 x 1.85)

Being of wooden construction and single glazing, access to rear garden and sliding doors lead to

Barn / Store Room / Garage 38'8" x 20'0" (11.81 x 6.10)

Providing opportunity for development or re-purposing, this large attached barn provides ample storage with access to side of the property and rear garden through two sets of double doors. Further double doors lead to an attached garage (5.52m x 2.63m) with up and over garage door.

First Floor

The first floor landing provides access to 3 bedrooms.

Bedroom 1 12'5" x 12'1" (3.81 x 3.70)

The largest of the bedrooms has fitted wardrobes and cupboard space with a dormer style window enjoying fantastic views over the south Shropshire countryside.

Bedroom 2 11'5" x 7'3" (3.48 x 2.23)

Having a window over rear elevation, an airing cupboard with shelving also houses the hot water cylinder with emersion. With a feature decorative fireplace and alcove to side.

Bedroom 3 8'3" x 7'4" (2.53 x 2.24)

Bedroom 3 has a dormer style window to rear elevation.

Outside

The property has deceptively large gardens and grounds, with an established allotment area with green house, an area laid to lawn with attractive borders, trees and shrubs. There are various sheds and a garden room with decking and hard-standing enclosed with fencing and small wooded area backing onto open farmland. Immediately to the side of the property, a hard-standing area sits to the side of the barn/store room with enclosed fencing and steps to raised level. To the front of the property, there is off-road parking for several vehicles and steps with low walls and paved area to frontage.

Agents Notes

As is common with some terrace properties, there is a right of access across the rear terrace, the land is also accessed across the rear of neighbouring properties with several access points.

Services

Mains electricity, mains water, private drainage (shared between 5 properties), oil connected but not currently used, central heating and domestic hot water from wood burning stove back boiler system and windows are largely double glazed. Telephone and Broadband to BT regulations.

Local Authority

Shropshire Council. The Shirehall, Abbey Foregate, Shrewsbury. SY2 6ND

Council Tax

Band: B





Tenure

We understand that the property is 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

Out of Office Enquiries

For out of office enquires please phone Andrew Cadwallader on: 07974 015764, or email: andrew@samuelwood.co.uk

Referrals

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.

Mortgage Services

We offer a no obligation mortgage service through our in-house Financial Advisor. Please ask a member of our team for further details.



Directions

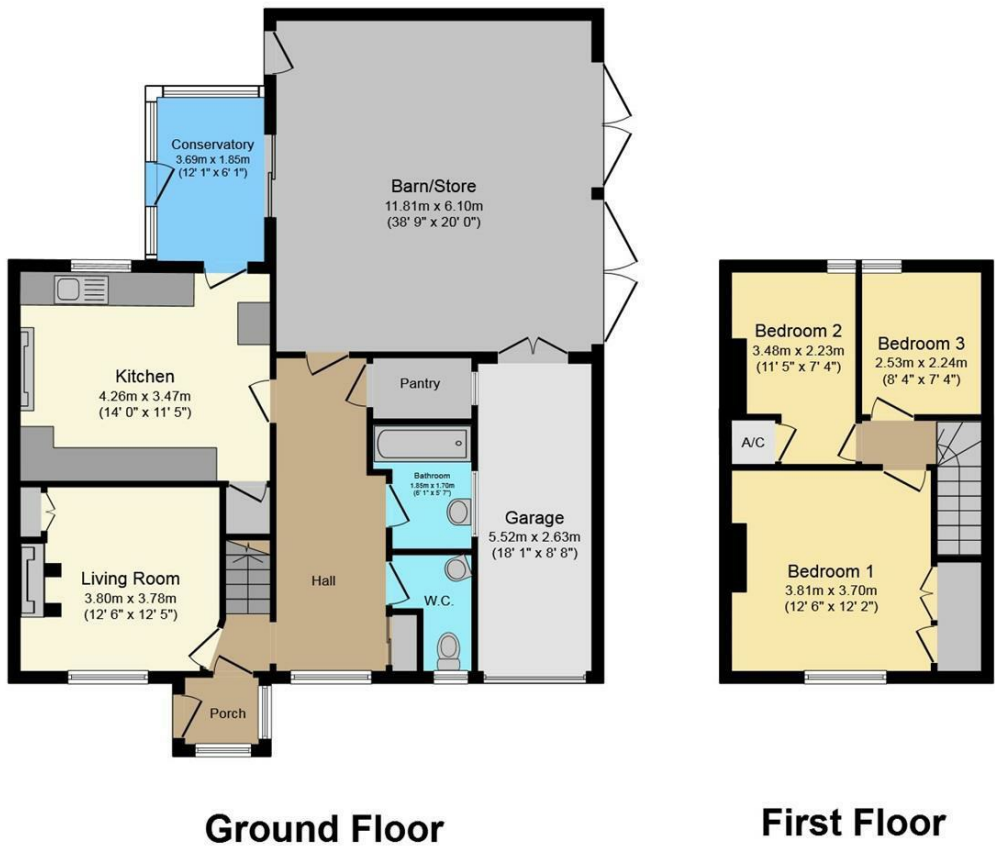
Travelling from Ludlow, take the A4117 towards Clee Hill. Proceed for approximately 3 miles passing through Henley until you reach left turn signs for Bitterley. Take the left turn onto Bitterley Lane and continue for approximately 3/4 mile where you will reach a sharp right turn signposted Clee Hill. The property will be 200m along the lane on the right hand side as indicated by the agents For Sale sign.







Floor Plans



oor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows
ier features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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
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