



SAMUEL WOOD

Molly's Cottage The Hallets, Orleton, Ludlow, Shropshire, SY8 4HJ

Offers Based On £395,000



# Molly's Cottage The Hallets

Orleton, Ludlow, Shropshire, SY8 4HJ



- Extended semi-detached 3 bedroom cottage
- Rooms of spacious proportions
- Adjacent to farmland
- Popular village into north Herefordshire
- Large Garden
- No onward Chain

This substantially extended semi-detached 3 bedroom cottage sits in this popular and well serviced north Herefordshire village within close proximity to Historic Ludlow. Accommodation benefiting from oil fired heating, double glazing briefly includes large farmhouse style kitchen, extremely spacious living room, rear hallway, cloakroom, utility room, first floor landing with 3 bedrooms, house bathroom, en-suite shower room and large garden.



This property is located adjoining farmland in this popular and well serviced north Herefordshire village which has facilities to include shop with post office, 2 public houses, doctors surgery, church, village hall, junior school, large recreational ground and an active community.

## Canopied porch

underneath which is heavy door

## Farm House Style Kitchen 20'5" x 14'5" (6.24m x 4.40m)

Having window to frontage, heavily beamed ceiling, feature brick fire place with space for range cooker, quarry tiled floor, kitchen units have woodblock work surfaces and tiled work surfaces. There is a deep glazed sink unit, planned space for dishwasher and fridge freezer.

## Dining Area

Having a further range of base and wall cupboards, ample room for table and chairs, under stairs storage cupboard.

Large Living Room 28'5" x 13'1" (8.67m x 4.00m)

Having windows to both front, side and rear elevations. One to the side having a view over open farmland. There are sliding double opening doors out onto the garden, a feature brick fire place with beam over and wood burning stove fitted.

## Rear Hallway

With door and window to rear elevation and double glazed roof window.



### Cloakroom

Having suite in white of wc and wash hand basin.

### Utility Room 9'7" x 7'1" (2.94m x 2.17m)

Having heat resistant work surfaces, stainless steel sink unit, range of base cupboards, wall cupboards, space for washing machine and further appliances.

### First Floor Landing

Having window to rear elevation and double doors into a linen cupboard

### Bedroom 1 14'8" x 13'2" (4.48m x 4.03m)

Has windows to both rear and side elevation, exposed floor boards and a large range of fitted wardrobe cupboards.

### En-suite Shower Room 4'8" x 4'7" (1.44m x 1.40m)

Having suite in white of wash hand basin, wc and shower cubical with Gainsborough Shower fitted.

### Bedroom 2 13'3" x 10'7" (4.05m x 3.23m)

Has windows to front

### Bedroom 3 12'0" x 9'6" (3.68m x 2.90m)

Has window to frontage, pretty fire place with cast iron grate and surround, fitted wardrobe cupboard with hanging rails.

### Bathroom 8'9" x 4'11" (2.67m x 1.50m)

Has window to frontage. Suite that includes panelled bath, wc and pedestal wash hand basin.

### Loft Area

With window to side, boarded floor, light and power fitted providing excellent storage or the potential for additional accommodation subject the necessary consents.

### Outside

The property is approached onto a small frontage with picket style fencing and concrete pathway leading to front door. The rear garden has a raised decked area ideal for summer dining and a large gravelled area sitting at the side of the house. There is a small strip of land at the back of the property where the oil tank can be found and then the garden widens into a large lawned section with a selection of shrubs, trees and plants where a dog run can be found and a garden shed. At the bottom of the garden there is a large timber built outbuilding with double doors to the frontage, personal door to the side, 2 windows provides an excellent storage facility or again potential for home office etc subject to necessary consents. Please note the garden backs onto the play area for Orleton junior school.

### Services

Mains electricity, mains water and mains drainage. Oil fired heating to radiators and the majority of windows are upvc double glazed however there are some wooden windows.

### Tenure

Freehold



**Local Authority**  
Herefordshire Council

**Agents Note**

The property doesn't officially have any parking with it however sitting at the front of the cottage is a green lane which accesses the farmers field and during the vendors 21 year ownership of the property they have parked in the Lane.

**To View This 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

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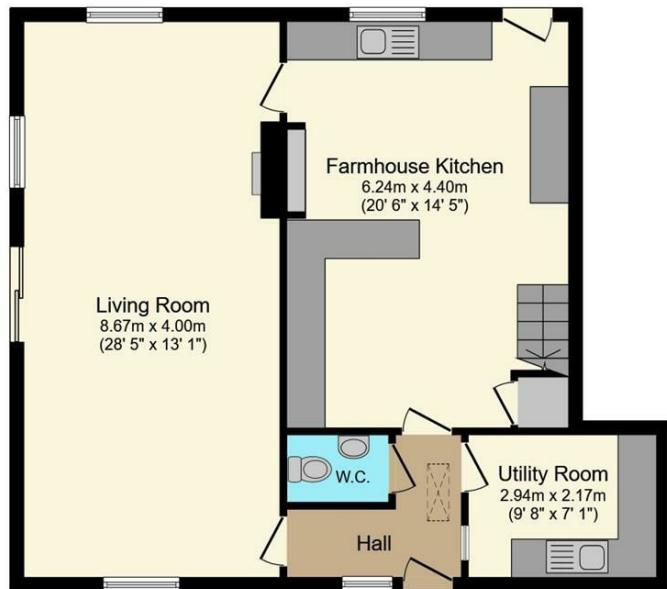
**Directions**







## Floor Plans



**Ground Floor**



**First Floor**

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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