



SAMUEL WOOD

Bridge Cottage Burrington, Ludlow, Shropshire, SY8 2HT

Price Guide £750,000



Bridge Cottage

Burrington, Ludlow, Shropshire, SY8 2HT



- Wonderful rurally located small holding
- 6.82 acres of gardens and grounds
- Detached stone cottage
- Viewing advised
- Not a neighbour or chimney pot in sight
- Bounded by the river Teme
- 3 bedrooms, 3 bathrooms, 3 reception rooms

Far from the madding crowd with not a chimney pot in sight lies this delightful 6.82 acre country home enjoying peace and tranquillity with river frontage, paddocks, arboretum and delightful gardens. There is also a useful agricultural steel framed outbuilding and garden store. The delightful detached stone cottage has 2 reception rooms, a good sized kitchen/dining room, utility room, 3 bedrooms and 3 bathrooms. No onward chain. EPC F



The property sits in a lovely rural setting on the outskirts of the small hamlet of Burrington with historic Ludlow being a 10-15 minute drive away offering a good range of amenities whilst the villages of Leintwardine and Wigmore are around 5 minute drive and have a range of local facilities.

Glazed door opens into

Reception Porch

With quarry tiled floor.

Reception Hall

With timbered features

Living Room

Has dual aspect with 2 windows to frontage and 1 to rear side. A character room with timbered ceiling, ceiling beam, large stone fire place with original bread oven, large wood burning stove sat on a flagstone hearth.

Kitchen with Dining Room

With archway into Dining room. 3 windows to frontage, one to rear, quarry tiled floor, range of base cupboards and wall cupboards, stainless steel sink unit, electric hob with extractor positioned above, electric oven adjacent, integrated dishwasher and room for fridge freezer. Dining area having ample room for large table and chairs and stable door to

Rear Porch

With door to outside.



Utility

Having window to frontage, stainless steel sink unit, quarry tiled floor, space and plumbing for washing machine.

Shower Room

Having window to rear elevation, suite of WC, pedestal wash hand basin, shower cubical with shower fitted, tiled floor, tiled splashbacks and double doors into small under stairs storage.

Rear Hallway

Having window to frontage and door to rear elevation

Downstairs Bedroom

Having window to side and fitted wardrobe cupboard.

En-suite Shower Room

With window to side, suite in white of wc pedestal wash hand basin, shower cubical and tiled floor.

First Floor Sitting Room

Having 3 windows all taking in these lovely views over gardens and grounds. There are 2 half doors into eve storage and access to roof space.

First Floor Landing

With roof window to rear elevation and window to frontage, exposed timbered features. This large landing area has room for a study area and double opening doors into airing cupboard with hot water cylinder and the Heatrae Sadia wall mounted electric boiler and controls for the water heating.

Bedroom 2

Has 2 windows to frontage with the views over gardens and 2 sets of double opening doors into wardrobe cupboards, both with hanging rails and shelves

Bedroom 3

Has window to side, access to roof space and fitted wardrobe with hanging rail and shelf

Bathroom

Has window to rear elevation, suite of wc, pedestal wash hand basin, panelled bath with shower over, tiled splash backs and tiled floor.

Outside

This property is accessed off the lane along a sweeping tarmacadam drive passing lawned garden and flowering borders to a good sized parking area. Off the parking area and adjoining the house is a lean to garage/ store. There is also a good sized 3 bay steel framed outbuilding with light and power fitted and incorporated into this barn is a useful workshop area. Gardens and grounds with the property are a delight and extend to 6.82 acres, to include 2 paddocks, arboretum, delightful and mature garden with large paved seating area nearest the house, greenhouse and polytunnel, sweeping lawns with mature trees, large and productive borders with an array of shrubs and plants, a raised pond and a further secondary seating area. Beech hedge then opens through into the second section of garden which is laid to lawn with these attractive borders and lovely array of mature trees.





Services

Mains electricity, private water, private drainage. There is heating in the property via a water based electric heating system with the addition of a wood burning stove which runs 3 radiators. A mixture of single and double glazed windows, telephone to bt telecom regulations. Photovoltaic panels on the roof which are owned by the property which provide an income. Additional panels on the roof which help to heat the water.

Agents notes

The property has river frontage however the fishing rights are owned by Leintwardine fishing club. We are awaiting further information from the vendor.

Local Authority

Herefordshire Council

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 or visit our web site at www.samuelwood.co.uk

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

Referrals

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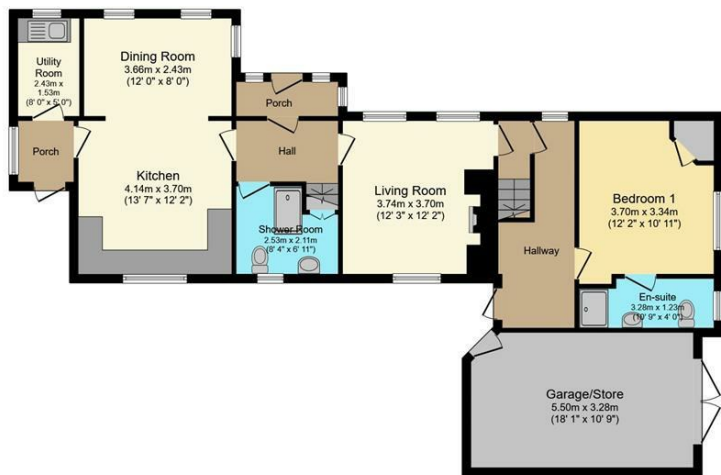
Directions







Floor Plans



Ground Floor



First Floor

Total floor area 169.0 sq.m. (1,820 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.