



Sandstone Cottage, Knowbury, Ludlow, Shropshire

Sandstone Cottage Knowbury, Ludlow, Shropshire, SY8 3JR

A charming and beautifully presented three bedroom country cottage in an enviable position

Ludlow 5.1 miles, Cleobury Mortimer 6.7 miles,
Hereford 26.3 miles, Worcester 28.4 miles

Entrance porch | Sitting room | Dining room
Kitchen/breakfast room | Cloakroom | Principal
bedroom with en suite shower room | 2 Further
bedrooms | Family bathroom | Garden | Integral
garage | External store | EPC rating E

The property

Sandstone Cottage is an attractive stone-built double fronted family home offering flexible light-filled accommodation arranged in a T-shaped configuration over two floors. The property has been sensitively modernised to combine the amenities of modern living with character features including exposed beams, some feature stone walls and an inglenook fireplace.

The accommodation flows from a welcoming glazed entrance porch and briefly comprises a well-proportioned sitting room with quarry-tiled flooring and inglenook fireplace, a generous dining room with dual aspect, travertine flooring and a feature fireplace fitted with a Clearview log burning stove. The welcoming kitchen/breakfast room has a continuation of the travertine flooring, a range of wall and base units including a fitted dishwasher, cooker and breakfast bar with oak worksurface, a double oven Rayburn and space for informal dining. A cloakroom off the kitchen completes the ground floor accommodation.

To the first floor the property provides a spacious vaulted principal bedroom with dressing area and contemporary fully-tiled en-suite shower room, two further well-proportioned front aspect bedrooms and a generous modern family bathroom.

Outside

The drive leads to the integral garage. Gates either side of the cottage lead into the gardens, which exhibit some beautiful mature trees, including silver birch, field maple and acers, under planted with well-stocked flower borders and generous, gently sloping, lawn, which offers wonderful far reaching views.

To the rear of the cottage is a charming secluded paved courtyard, ideal for entertaining and al fresco dining.



Location

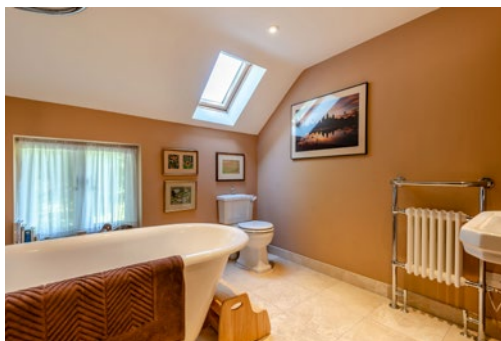
The property sits on the fringes of the Shropshire Hills Area of Outstanding Natural Beauty near to the small rural village of Knowbury, which benefits from an historic church and public house. Whilst the nearby village of Clee Hill offers a convenience store and post office, the market town Cleobury Mortimer has a good range of day-to-day amenities including a supermarket and schools.

The thriving medieval market town of Ludlow offers more extensive facilities including restaurants, cafés and a wealth of shopping options, the former packed with independent shops including butchers, bakeries, delicatessens, antique and craft shops, and also boasting an active market place with weekly market, as well as mainstream supermarkets.

The area offers a good selection of state primary and secondary schooling, as well as a wide range of noted independent schools including Moor Park, Lucton, Abberley Hall and Bedstone College.

Directions

From Ludlow take the A4117 signed to Cleobury Mortimer. Follow this road for 3.5 miles, before turning right onto Farden Lane signed to Knowbury. After 0.9 miles at the T junction turn left onto Caynam Road. Take the first right and right again into the drive that leads to Sandstone Cottage.



General

Local Authority: Shropshire Council

Services: Mains electricity and water, oil fired central heating and private drainage.

Council Tax: Band C

Tenure: Freehold

Guide price: £445,000

Fixtures and Fittings: Only items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Agents Notes:

1. There is a footpath up the drive and into the neighbouring field.
2. The title of ownership does not include the area in front of the cottage, there is a right of way over it.
3. The landplan on the brochure is not to scale and is for information purposes only.

Ludlow

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01584 873711

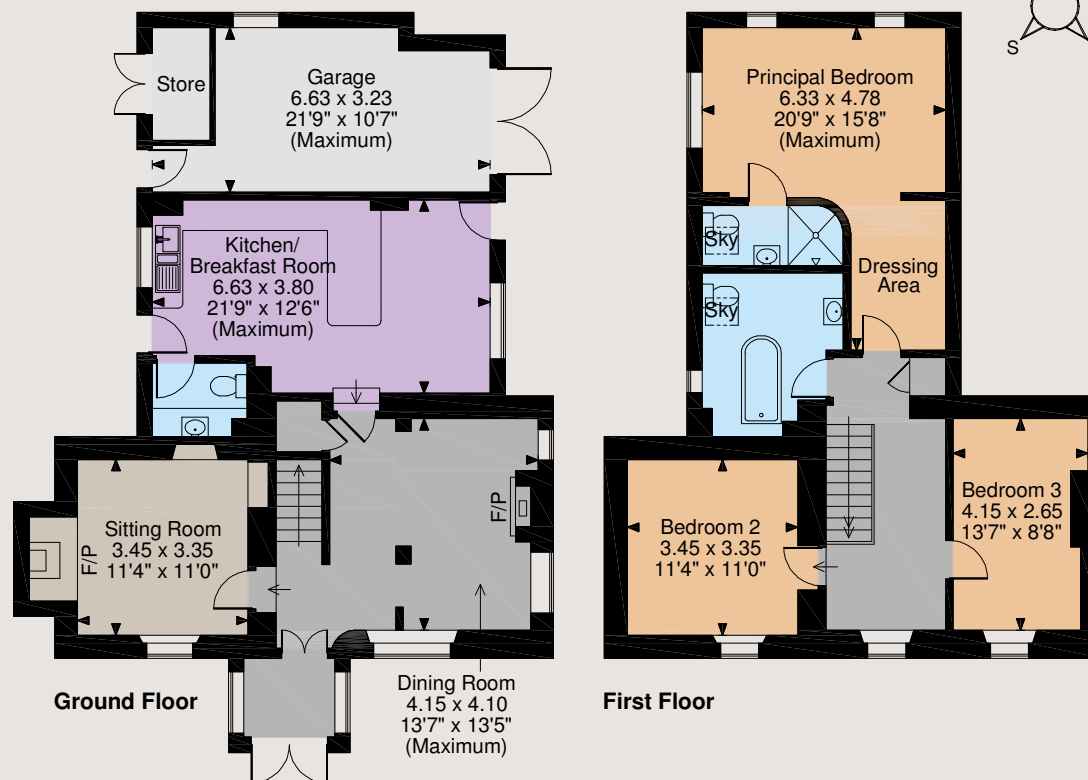
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Sandstone Cottage, Knowbury, Ludlow
Main House internal area 1,507 sq ft (140 sq m)
Garage & Store internal area 222 sq ft (21 sq m)
Total internal area 1,729 sq ft (161 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

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