

The Stables
Greete, Ludlow, Shropshire



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Land and property. Since 1885.

An impressive newly converted Grade II listed detached barn occupying an enviable position with large garden and lovely country views

This wonderful barn conversion located in a pretty hamlet has been thoughtfully designed and is beautifully presented. The property's accommodation, which is mostly on the ground floor, benefits from modern fixtures and fittings including zoned underfloor heating to the ground floor, air source heating, stylish kitchen, modern bathroom, and en suite.

The welcoming entrance hall leads to the impressive open-plan kitchen/dining/sitting room, bedroom two, and family bathroom. The double aspect kitchen/dining/sitting room with vaulted ceiling and exposed timbers consists of wall and floor units with quartz work surfaces which incorporate a breakfast bar. The modern appliances include two Neff electric ovens, induction hob with integrated extractor, upright fridge freezer, and Bosch dishwasher; there is also a separate utility room. Double opening doors lead from the kitchen area to the rear garden which enjoys fabulous country views.

The principal bedroom, which benefits from a stylish en suite, and bedroom two are both located on the ground floor; the family bathroom is conveniently positioned adjacent to bedroom two making this an ideal guest suite. The modern bathroom includes a bath with rainfall shower and screen, wash hand basin with cupboard under, tiled floor, and heated towel rail. An attractive staircase leads from the sitting area to the first floor landing and bedroom three/study which has exposed timbers and base level eaves-storage cupboards.

The very generous garden, which measures about 58 metres in width by 23 metres in depth, is mainly laid to lawn and enjoys wonderful far-reaching country views; there is a paved patio with outside courtesy lights and electric sockets. To the side of the barn is an ample gravel driveway for up to four cars. The air source heat pump is located within the garden.

1,102 sq ft (102 sq m)

1/2 reception rooms

2/3 bedrooms

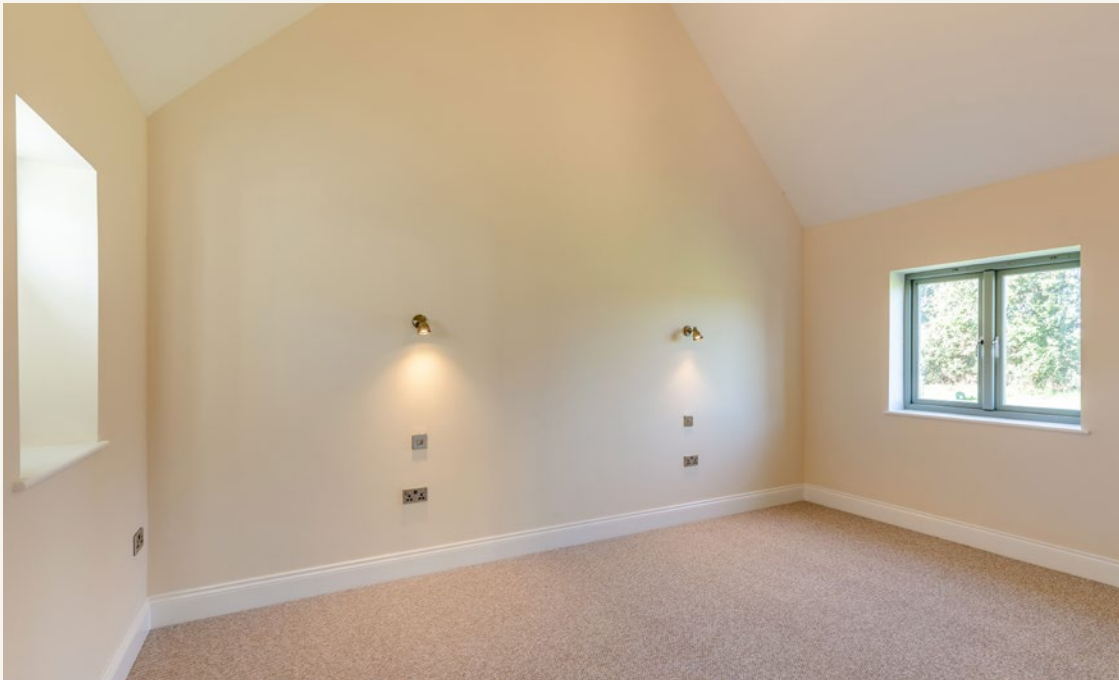
2 bathrooms

Generous garden

Driveway

Freehold | Rural location

Guide price £499,950



Location

The pretty hamlet of Greete is surrounded by some of the most stunning English countryside, so there are several fabulous walks on the doorstep.

The historic towns of Ludlow and Tenbury Wells are nearby and within these characterful town centres, there is an abundance of excellent independent shops and cafes as well as supermarkets. Ludlow itself is renowned for its great food and drink with several excellent restaurants and pubs; every year the town plays host to a plethora of music and food festivals, normally held in and around the grounds of the breathtaking Ludlow Castle.

There are several well-regarded schools in the area, including the independent Moor Park School, Bedstone College, and Lucton School.

Ludlow train station is on the main Manchester to Cardiff line and offers good connecting links north to Shrewsbury and Crewe and south to Hereford, for frequent air travelers Birmingham International is accessible.

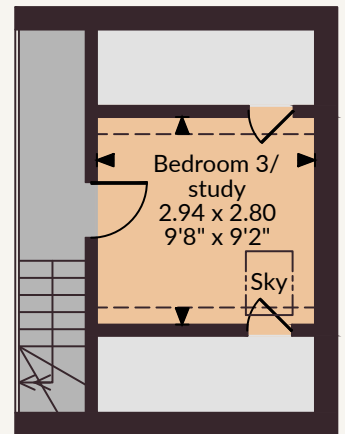
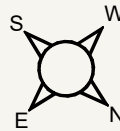
Postcode region: SY8

General

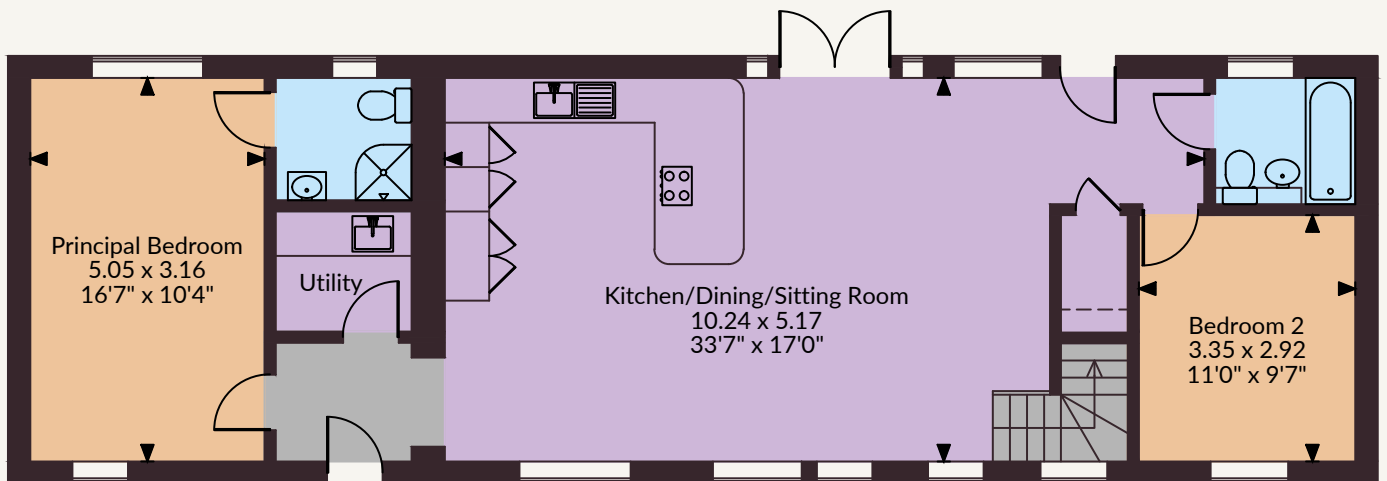
Local Authority: Shropshire County Council
Services: Air source heating, mains water and electric, private water treatment.
Council Tax: Band Unallocated
SAP Rating: D
Warranty: Advantage (10 years)
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Agents Notes: There will be a management charge per dwelling to contribute to the communal areas including the shared driveway, please consult with your solicitor for verification.

The Stables Greete
Internal area 1,102 sq ft (102 sq m)



First Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

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