

The Old Dairy

Greete, Ludlow, Shropshire



An impressive newly converted 3-bedroom barn conversion occupying an enviable position with lovely country views

This fabulous single story barn conversion is nestled in the beautiful South Shropshire countryside between the historic towns of Ludlow and Tenbury Wells. Offering spacious and airy accommodation throughout, the barn also boasts air source heating and generous gardens.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



PARKING



GENEROUS GARDEN



FREEHOLD



RURAL



1,620 SQ FT



**GUIDE PRICE
£575,000**

The property

This wonderful semi-detached barn conversion by the renowned developer Cathedral Homes has been thoughtfully designed and is beautifully presented, ideal for today's modern living. The property which has accommodation across one floor, benefits from modern fixtures and fittings including zoned underfloor heating, air source heat pump, chrome electrical fittings, stylish kitchen, modern bathroom and en suite.

The welcoming entrance with attractive tiled floor and exposed ceiling beams leads to all of the bedrooms, bathroom and impressive sitting room, which is double aspect and boasts a feature log burner with extended flu, vaulted ceiling with exposed beams, stylish wall lights and tiled floor. Steps lead from the sitting room down to the stylish kitchen/dining room which is definitely the heart of this fantastic family home and consists of wall and floor units with quartz work surfaces and separate island which incorporates a breakfast bar, drawer units and Bora induction hob with integrated extractor fan. The modern appliances

include two Bosch ovens, CDA upright fridge freezer and Bosch dishwasher – high level windows, vaulted ceiling and double opening doors to the garden with country views makes this a wonderful light and airy room.

The neighbouring utility room has tiled flooring, quartz work surfaces with cupboards under, AEG tumble dryer and separate AEG washing machine.

The double aspect principal bedroom with exposed ceiling beams and attractive wall lights also benefits from built-in wardrobe with double opening doors and modern en suite shower. Both remaining bedrooms also boast vaulted ceilings, exposed beams, wall lights and double opening doors to the rear garden. Bedroom two also benefits from a built-in wardrobe with handy storage cupboard above.

The stylish fully tiled four-piece family bathroom consists of a walk-in shower with rainfall shower head and feature bath.



Outside

The generous garden wraps around two sides of the barn and has wonderful far reaching country views; there are two paved patios areas with outside courtyard lights, one of which leads from the kitchen/dining room and is ideal for al fresco dining. The garden is enclosed by post and rail fencing and there is a gate giving access to the front. The Mitsubishi air source heat pump is positioned in the rear garden.

To the front of the barn there is brick block paving giving parking for two cars. A generous outbuilding with vaulted ceiling, power and water also benefits from a covered area giving additional parking.

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,

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 breath-taking Ludlow Castle

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

Directions

Post Code SY8 3BZ

what3words: ///chambers.necklace.merely



Distances

- Ludlow 5 miles
- Leominster 12 miles
- Hereford 25 miles
- Worcester 25 miles
- Shrewsbury 34 miles

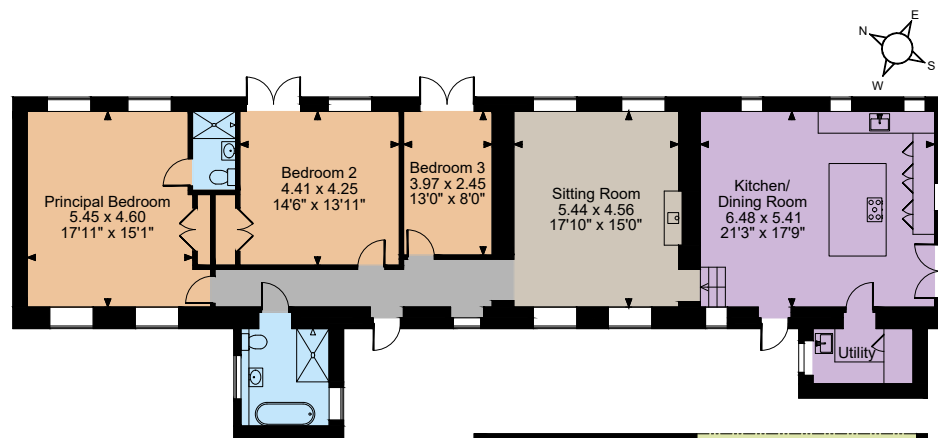
Nearby Stations

- Ludlow
- Leominster

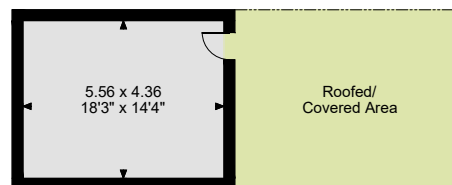
Nearby Schools

- Ludlow Primary
- Moor Park School
- Lucton School
- Hereford Cathedral School





Please note this is the internal area of outbuilding 4. All outbuildings are of similar size



Outbuilding
Internal area of outbuilding four - 261 sq ft (24 sq m)

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

House internal area 1,620 sq ft (150 sq m)

For identification purposes only.

General

Local Authority: Shropshire County Council

Services: Air source heating, mains water and electric, private water treatment.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Unallocated

EPC Rating: TBC

Warranty: ICW - 10 years

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves 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 note: There will be a management charge per dwelling to contribute to the communal areas, please consult with your solicitor for verification.



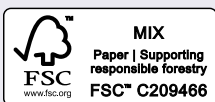
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