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**GRAZERS
COTTAGE**

Grazers Cottage, Ashford Farm, Ludlow, SY8 4DB
Guide Price £400,000

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Grazers Cottage, Ashford Farm Ludlow

A modern "cottage" style property located in the centre of this picturesque village just a short drive from Ludlow. Accommodation includes living room, kitchen/dining room, conservatory, WC and on the first floor are three bedrooms with ensuite shower room and family bathroom. There are large gardens and ample parking. **SOLD WITH NO ONWARD CHAIN.**

- Three bedroom "cottage"
- Living room & conservatory
- Kitchen/dining room
- En-suite shower room & family bathroom
- Oil central heating
- Large rear garden
- Driveway parking
- No onward chain

Material Information

Guide Price £400,000

Tenure: Freehold

Local Authority: shropshire

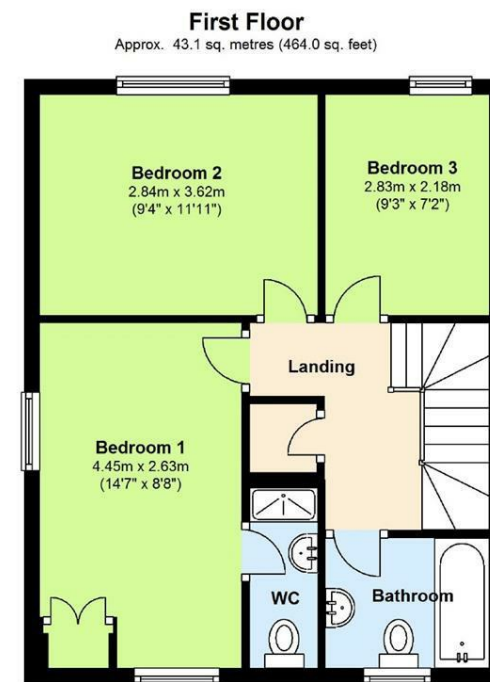
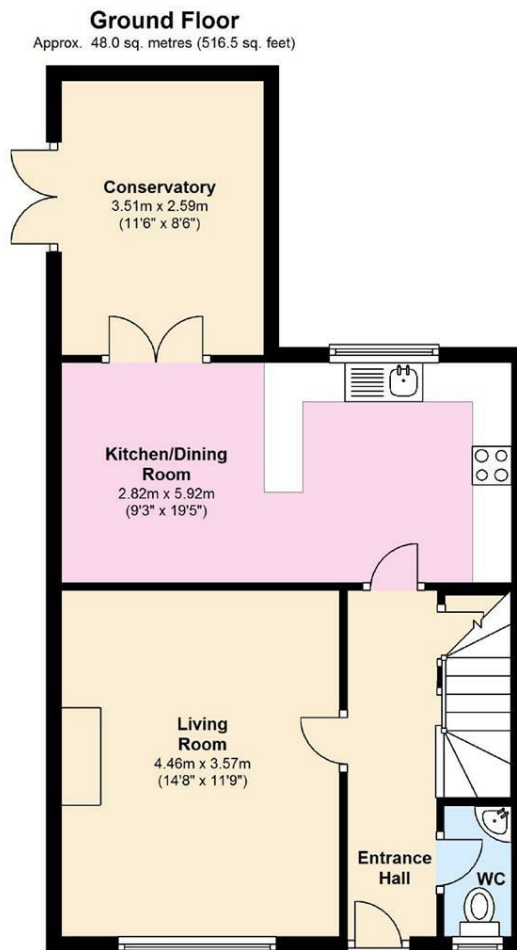
Council Tax: D

EPC: D (64)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 91.1 sq. metres (980.5 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

This property is an end of three terraced homes originally built as holiday lets by the local farmer, but in more recent times been let out on a long term tenancy. It offers well planned accommodation set in excellent gardens and in a lovely position in the centre of this very popular village.

Property description

This beautiful property enters into the hallway has understairs storage and access to the kitchen/dining room, living room and a cloakroom which is fitted with a two piece suite. The spacious living room is neutrally decorated with a feature fireplace, plus dual aspect windows. The kitchen/dining room is fitted with matching wooden wall and base units, fitted white goods and oven, space for a table and chairs, plus double doors leading to the conservatory.

To the first floor, the family bathroom is fitted with a three piece white suite including a bath with shower over. Bedroom one and two are double rooms with built-in cupboards and bedroom one benefiting from an ensuite shower room, plus dual aspect windows. Bedroom three is a single room with a window overlooking the rear of the property.

Gardens and parking

The Front of the property enclosed by a low stone wall with driveway providing parking for two/three vehicles. There are a range of maturing shrubs and trees. A gated access to the side leads to the large level lawn garden with extensive hedging, shrubs, trees, flower borders and patio.

Location

The property is set in the tranquil area of Ashford Carbonel with the market town of Ludlow located approximately 3 miles away. Ludlow is one of the most attractive towns in England, along with Leominster and the Cathedral City of Hereford, offering a further wealth of shopping, recreational and educational facilities.

Services

Mains water, electric and drainage.
Oil heating.
Shropshire Council
Council tax band D

Agents Notes & viewings

The property is currently tenanted and the photos used in this advert were taken a few years ago when it was being offered as a holiday let. Although little has changed since then all applicants should satisfy themselves of this when viewing. We are required to provide the tenants at least 48 hours notice to carry out any viewings. Please call well in advance if you wish to make a viewing appointment.

Anti-money laundering checks

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

DIRECTIONS

From Ludlow head south on the A49 towards Leominster and after a short distance, turn left signposted to Ashford Carbonel. Turn right in to the village passing the Village Hall on the right hand side and the property can be found after a few hundred yards on the left hand side.



