



**Springfield Cottage, Greete, SY8 3BZ**  
**Price £375,000**

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## Springfield Cottage, Greete

A period property located in a semi-rural location with super views and an interesting past. Converted from the village parish rooms the property has flexible and adaptable accommodation comprising 2/3 bedrooms, large living room, sun room, kitchen, study/bed 3 & bathroom. Pretty gardens & parking bordering farmland with views. SOLD WITH NO ONWARD CHAIN.

### FEATURES

- Semi detached village property
- 2 bedrooms; bathroom
- 26' living room; study/bedroom 3
- Kitchen; sun room
- rural views
- driveway parking; gardens
- No onward chain
- oil heating & double glazed

### Material Information

**Price** £375,000

**Tenure:** Freehold

**Local Authority:** Shropshire

**Council Tax:** D

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)



Awaiting Energy  
Performance  
Certificate

## Introduction

Built at the turn of the 1900's the main part of the property was originally constructed as the village Parish Rooms but towards the end of the 20th century it was extended and two properties created. This property retained some the original features not least of which is the original Entrance Porch and some exposed beams. The conversion created good sized rooms not least of which is the living room which is 26' long! It is positioned adjacent to farmland and has plenty of parking and an easy to maintain garden. Benefitting from double glazing, oil heating and is sold with no onward chain.

## Property description

Walk through the wooden gate up the path to the arched double front doors which lead through to the entrance hall and then stepping through the door into the large 26' reception room which has a designated dining area and sitting area with parquet flooring and window to the front and sliding doors to the rear lead through to the sun room. This in turn has a door leading out on to the rear garden. Returning to the main reception there is a staircase leading up to the first floor and door leading through to the inner hall. From her you can access the well planned kitchen with a range of wall & base units, dual aspect windows and door leading to the rear garden. Also in this part of the house is the study which could be used as a 3rd bedroom if required and has dual aspect windows and also a cloakroom.

Using the stairs in the living room you step up to a semi-landing where they unusually split into three which then lead to each of

the rooms on the first floor. Taking the door to the right stairs rise to the first double bedroom with dual aspect windows with one being an unusual arched window looking out from the front of the property. On the opposite side of the landing is a door with stairs leading to the second bedroom with a similar arched window looking out over the rear garden. Stairs also rise up to the bathroom which has a full sized bath and separate shower cubicle.

## Outside

The property is set back from the no through lane that lead to the church and has a wall with wrought iron railings and double gates to the front with a driveway for at least 2 cars. The front garden is a mixture of shrubs, flowers and trees and the rear garden has been designed for ease of maintenance with shrubs and flower beds. There is a useful timber garden shed and an outside privy.

## Location

Greete is a small hamlet on the borders of the three counties and remains small enough that everyone knows everyone with a real sense of community with the 11th century church of St James being the focal point. The nearest market towns are Tenbury Wells (2.5 miles), Ludlow (7.5 miles) & Leominster (12.5 miles) and all offer excellent facilities including shopping, sporting, schooling and leisure. Train stations are also close by in Ludlow & Leominster offering a much wider choice of travel to other major towns & cities.





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## Services & tenure

Mains electric & water  
Drainage to septic tank  
Oil fired heating  
Shropshire Council tax band D  
Freehold

## Broadband & Mobile

Ultrafast broadband is available with Openreach although EE and Airband are available as an alternative according to OFCOM

Good mobile coverage- please check yours with your service provider.

All data provided by OFCOM

## Anti-money laundering

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

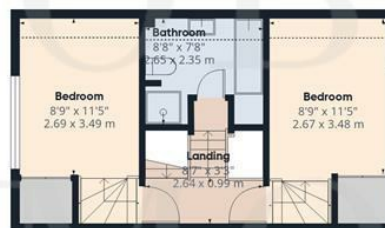
From the A49 at Woofferton take the road opposite The Salway Arms signposted to Tenbury Wells. Follow the A456 for 4 miles and take the left turning after Burford House Garden Centre which is signposted to Greete. Follow this road for 1.5 miles and take the turning on the right hand side and the property is the 2nd property on the right.







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1142 ft<sup>2</sup>

106.2 m<sup>2</sup>

Reduced headroom

49 ft<sup>2</sup>

4.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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