



**Potters Cottage, 7, Angel Lane, Ludlow, SY8 3HZ**  
**Guide Price £850,000**

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LAND & NEW HOMES

# Potters Cottage, 7, Angel Lane Ludlow

STOP SCROLLING & CLICK HERE! An incredible property which consists of 2 dwellings, numerous outbuildings, 7 acres of land and 5 acres of woodland in a wonderfully elevated position a few miles east of Ludlow. This is an ideal "Lifestyle" property as not only does it allow for multi generational living, or holiday let, there is so much more potential given the fantastic surroundings including camping & glamping or if you are looking for a rural retreat with horses or a small holding.

## FEATURES

- 4 bed detached house & 1 bed annex
- 12 Acres paddocks & woodland
- Quiet Rural Location
- Numerous outbuilding
- Double garage & loft room
- Incredible views
- Countryside Setting
- Some modernising required

## Material Information

**Guide Price** £850,000

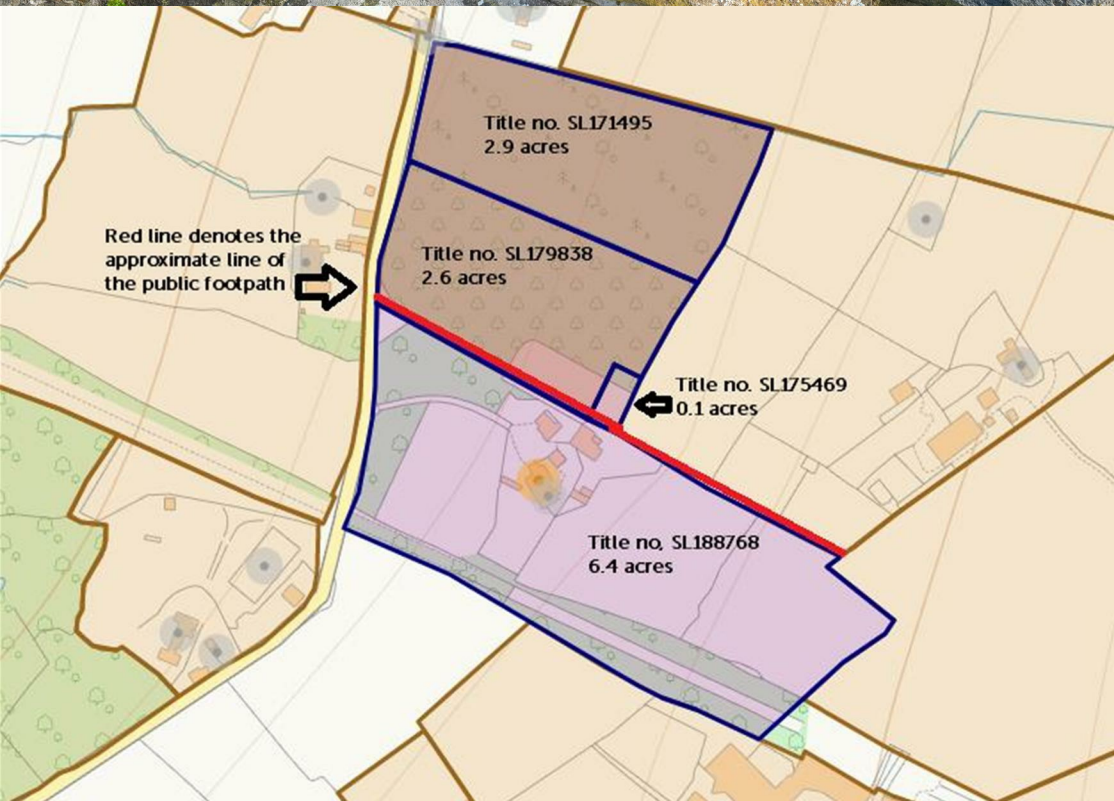
**Tenure:** Freehold

**Local Authority:** Shropshire

**Council Tax:** E

**EPC:** E (53)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C		
55-68	D		
39-54	E	53	
21-38	F		
1-20	G		

## Introduction

Potters Cottage looks like a traditional cottage but it is in fact relatively new having been built by the current owner in the 1970's but finished in stone to replicate the surrounding properties. In recent years the owners have added an interlinked self contained annex which can be used for a variety of purposes including as a holiday let or Airbnb. Approached across a sweeping driveway that leads off the lane the property affords seclusion and privacy and is surrounded by its own land of which approximately 0.5 acres of garden, 6 acres are three excellent paddocks and 5 acres of woodland. There is a double garage with a hobbies room above and various sheds & outbuildings. There is also a static caravan that the current owner uses to accommodate friends and family when they come to stay. The main house has 4 bedrooms, two bathrooms, three reception rooms, kitchen, utility, boot room and WC. The Annex can be accessed from the main house or through its own entrance and comprises of a bedroom, bathroom, living room & kitchen.

## Property description

Having entered the property through the front door and porch you enter in to a large reception hall/sitting room and this leads through to the large dining room. On the left is the large sitting room with wood burning stove and three windows to the front elevation with commanding views. Also off the dining room is the kitchen, boot room w.c. and utility room which also has a door leading to the outside courtyard. The stairs rise from the dining room and here you will find all 4 bedrooms which are excellent sizes along with the bathroom and en-suite to the main bedroom. This principal room has stunning views across the valley towards Ludlow.

You can access the annex from the main kitchen as the interconnecting door from here leads in to the annex kitchen with wood burning stove, then through to the inner hallway where there is a sitting room on the left with door leading to the garden. From the hallway you can access both the bedroom and the bathroom and there is a door leading out to the courtyard.

The property has double glazing and is in the main heated by electric storage heaters with the addition of open fire & wood burning stoves.

## Garden

The main garden is located off to the south west of the cottage and is bordered by hedging and fencing, laid to lawn with numerous maturing trees, shrubs and flower borders. To the side of the property is a gated courtyard and further grassy areas and former vegetable garden. The remainder of the area is mainly grass with pathways, shrubs and trees. There is then a really lovely area which has been laid to lawn and has an evergreen hedge separating it from the rest of the land and was previously the location of caravan pitches and the hard-standing areas are still visible and there are electrical hook up points and sewerage disposal. This could easily be reinstated subject to checking the licensing requirements or turned into a recreational area such as tennis court or even an outside swimming pool!

## Paddocks and woodland

There are three paddocks measuring approximately 1 . 0 acre, 1 . 25 acres & 1 . 4 acres along with an area formally part of a dismantled railway along the southern boundary and various wooded areas including the area along the lane and up the drive. There are then two further parcels of woodland each measuring around 2 . 5 acres.

## Outbuildings and Garage

The property is approached from Angel Lane along a private driveway leading to the extensive tarmac parking area and the detached double garage which also has the benefit of a separately accessed attic room which is ideal as a hobbies/games room. There are a variety of timber and metal sheds, barns and loose boxes with water an electric to most. There is also the static caravan that is located adjacent to the cottage and has been used for amny years to accommodate friends and family when necessary.

## Location

Angel Lane, SY8 3HZ is situated approximately 5 miles from the historic market town of Ludlow, an area celebrated for its rich heritage, attractive streets, and vibrant community atmosphere. The town centre offers a charming mix of independent shops, cafés, restaurants, and traditional pubs, all within easy walking distance, together with Ludlow's renowned weekly markets and striking historic architecture. For a wider range of services and connections, the surrounding market towns of Leominster and Tenbury Wells are also easily accessible. These nearby centers' provide additional supermarkets, schools, healthcare facilities, and transport links, complementing the excellent amenities already available within Ludlow itself.

Angle lane is located in the Parish of Bitterley and less than a mile from the village of Clee Hill. The area is hugely popular with tourists due to the incredible walking, views and of course the iconic Clee Hill, one of Shropshire's most recognisable peaks.

## Services & heating

Mains electricity & mains water are connected  
Private drainage to a septic tank  
Electric heating & Wood burning stoves

EPC Rating -  
Main House - E  
Annex - D

## Public Footpath

There is a public footpath that runs up the left hand boundary of the property initially between the property and the woodland and then through the top field as noted by the red line on the plan.

## Titles & stamp duty

The property has 4 titles as noted on the plan covering the main property and then the two parcels of woodland and a further small area. There may be some Stamp Duty relief based on the Residential vs. Non-Residential scheme if some titles are deemed non-residential (e.g., agricultural land, paddocks), they may be taxed at lower commercial





rates. Please discuss this with your tax advisor or solicitor to ensure you understand what relief if any is available.

### Broadband & mobile coverage

Estimated Broadband Speeds - Superfast available

Mobile signal - variable (OFCOM)

### Flood Risk

Very Low

### Local Authority

Shropshire Council

Potters Cottage - Council Tax - E

The Annex - Council Tax - A

### Agents Note

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 out on to the A49 and at the Rocks Green roundabout head out on the A4119 signposted to Clee Hill. Proceed for 4 miles and Angel Lane is a small turning on the left hand side. Follow the road for approximately 0.5 miles and the property can be found on the right hand side.







Ground Floor



Floor 1



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

2065 ft<sup>2</sup>

191.9 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

1.3 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.

GIRAFFE360

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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