



Bumblewood, Middleton On The Hill, SY8 4BD  
Offers Over £655,000

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# Bumblewood, Middleton On The Hill

A Modern Country Home with Space & Style

Welcome to Bumblewood, a four-bedroom mid-terrace home set in the picturesque hamlet of Middleton on the Hill, just outside Ludlow. Offering generous proportions, two bright reception rooms, and a peaceful rural setting, this is the perfect balance between countryside living and modern convenience.

## FEATURES

- Beautifully Presented Barn Conversion
- Exclusive Courtyard Setting
- Two Light-Filled Reception Rooms
- Four Well-Proportioned Bedrooms
- Family Bathroom and En-Suite Shower Room
- Private, Tucked-Away Location
- Landscaped Rear Garden
- Ample Parking with Double Garage
- Viewing Highly Recommended

## Material Information

**Offers Over** £655,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** E

**EPC:** C (69)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why Bumblewood?

This is more than just a home, it's a chance to embrace rural living with modern comfort. Whether you're searching for a family home or a stylish countryside retreat, Bumblewood is a home with heart and opportunity.

Property Description

As you arrive at this beautifully converted stone barn, part of the exclusive Nurton Court development, the sense of charm is immediate. Step through the front door into a welcoming entrance hall with stripped wooden flooring, where there's space to store coats, boots and everyday essentials.

To the left, the dining hall is an inviting hub of the home, easily accommodating a six-to-eight seater table. A large front-facing window fills the room with natural light by day, while wall lights and space for a sideboard create a warm, cosy atmosphere in the evenings.

Double glazed doors open through to the drawing room, a spacious and characterful living area with a striking brick fireplace, Clearview wood-burning stove, whitewashed ceiling beams and windows to both the front and rear.

To the right of the dining hall, the bespoke kitchen is thoughtfully designed with soft powder-blue cabinetry, oak worktops and deep pan drawers for excellent storage. A large range cooker with six-ring gas hob takes centre stage, ideal for home chefs, while a central island doubles as the perfect spot to gather with friends and family. A stable door leads directly to the garden, making al fresco dining a part of everyday life.

Upstairs, pause at the minstrel gallery to enjoy views over the landscaped garden and rolling countryside beyond through a dramatic floor-to-ceiling stone-framed window.

The principal bedroom suite is a true retreat: a vaulted ceiling with exposed beams, warm wooden flooring and space for a super-king bed alongside built-in wardrobes. The luxury continues into the en-suite, complete with a walk-in rain shower, limestone tiling and a sleek vanity unit.

The further bedrooms offer flexibility, bedroom two is a generous double with fitted wardrobes and distinctive timber-framed glazing. Bedroom three, currently used as a gaming/cinema room with exposed wall and ceiling beams. Lastly, bedroom four is a light-filled home office with custom-made desk, shelving and countryside views. These rooms are versatile and could be repurposed.

The family bathroom is equally stylish, with stone tiling, a bath with shower over, chrome ladder radiator and a contemporary vanity unit adding a splash of colour.

Outside & Grounds

Situated within the small and exclusive Nurton Court development, Bumblewood benefits from a peaceful setting, surrounded by rolling Herefordshire countryside. Ample outdoor space means there's plenty of room to enjoy long summer evenings, grow your own garden, or simply take in the views.

The front garden is beautifully landscaped with a mix of mature shrubs and trees, complemented by a neatly manicured lawn that leads invitingly to the front door.

Garage & Parking

At the rear of the garden, a double garage offers both power and lighting, with plenty of space for visitors. It's accessed via a private driveway, recently resurfaced with fresh gravel. Additionally, two more parking spaces are conveniently situated at the front of Bumblewood.

Lifestyle

Middleton on the Hill offers the tranquillity of village living, while the market town of Ludlow is just a short drive away, known for its food culture, independent shops, and historic charm.

Fast broadband availability makes working from home seamless, while nearby countryside walks and a close-knit local community provide a slower pace of life when you want it most.

Services

We understand mains electricity and mains water are connected with private drainage. Oil-fired heating to radiators.

Broadband Speeds

Estimated Broadband Speeds - Basic 23 Mbps | Ultrafast 1800 Mbps

The vendors have stated that Superfast Broadband is available and they currently achieve 99 Mbps.

Local Authority

Herefordshire Council  
Tax Band E.

Tenure

We understand the property is freehold.

Agent's Note

Please note that there is an Annual Service Charge with the property of £75pcm.

Flood Risk

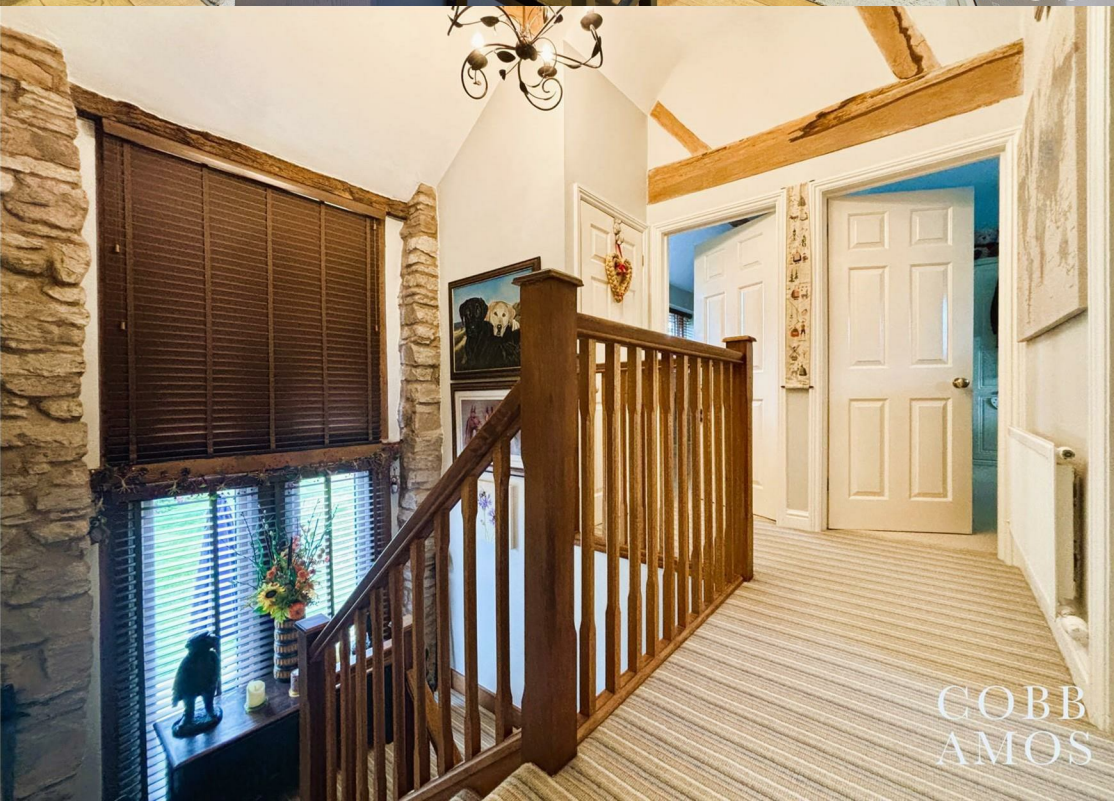
Rivers and the sea: Very Low.

Buyers Identification Check Charge

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.

**Viewing Arrangements**

Bumblewood offers an opportunity to own a distinguished home in one of Herefordshire's most picturesque villages. Brimming with character and charm, its location makes it an ideal choice for buyers seeking both heritage and convenience in the heart of the countryside. Viewings arranged by appointment, please contact Cobb Amos Ludlow on: - Tel: 01584 874 450 Email: ludlow@cobbamos.com



DIRECTIONS

We recommend using What3Words, navigate to: - [///insolvent.piston.prune](#)











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.



# COBB AMOS

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