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Shutfields Cottage, Shutfields, Ludlow, SY8 3QN
Offers In The Region Of £375,000

Shutfields Cottage Shutfields Ludlow

Located in the idyllic countryside of Coreley, just a short drive from the historic market town of Ludlow, Shutfields Cottage is a quintessential rural retreat offering a blend of charm and privacy, in need of renovation. This charming period cottage is set in over an acre of private land, surrounded by rolling hills, open fields, and woodland, making it ideal for those seeking to create a peaceful, secluded lifestyle in the heart of Shropshire.

- Charming Period Cottage, Requires Renovation
- Generous Private Land, Extending to 2.17 Acres (2 Plots)
- Peaceful and Secluded Location
- Stunning Far-Reaching Views
- Close Proximity to Ludlow
- Ample Parking, Garage and Outbuildings
- Two Reception Rooms, Three Bedrooms
- Kitchen and Shower Room
- No Onward Chain
- Viewing Highly Recommended

Material Information

Offers In The Region Of £375,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: C

EPC: F (27)

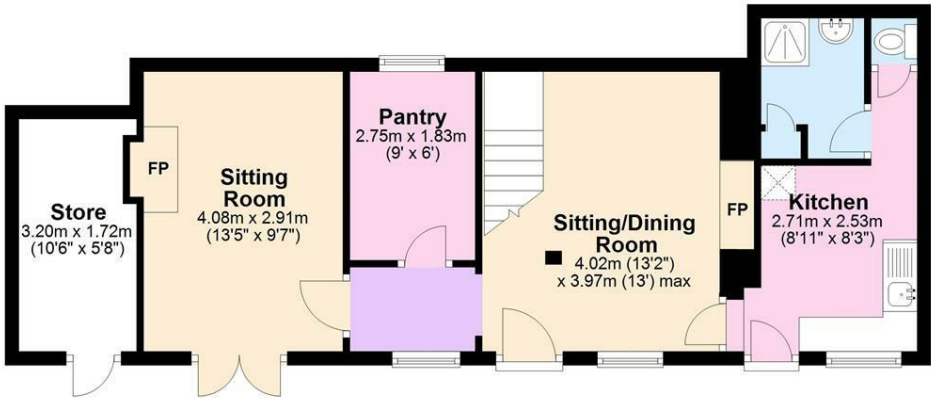
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

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

Ground Floor

Approx. 53.7 sq. metres (577.7 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.2 sq. feet)



Total area: approx. 92.0 sq. metres (990.0 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

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

Shutfields Cottage is a charming, detached cottage set in the picturesque rural hamlet of Shutfields, near Coreley, Ludlow. This property offers a unique opportunity for those looking to create a home full of character in an idyllic countryside setting. Currently in need of extensive renovation, Shutfields Cottage is a blank canvas with great potential to be transformed into a delightful residence. Shutfields Cottage offers buyers a rare chance to restore and personalise a character cottage to their own taste. The property has some modern installations, and all main utilities. Fittings, and interiors will require updating or replacement.

Property Description

This cottage currently includes a kitchen with potential for updating and expansion, sitting room with a feature fireplace inset wood burning stove and separate dining area with fireplace inset wood burning stove, windows to front aspect offer views over the garden. A small pantry room provides further versatility, with a shower room and W.C completing the ground floor. Several period features remain in the property including exposed timber beams and quarry tile flooring.

On the first floor you will find three bedrooms, bedrooms 1 and 2 have windows to front elevation with far-reaching views over the stunning Shropshire countryside, bedroom 3 features a ceiling window to the rear.

Outside

The property benefits from a substantial garden area, offering scope for landscaping to create a beautiful outdoor space. Traditional stone outbuildings to the side of the cottage could be converted for additional storage or even a workshop/studio, subject to the relevant permissions. Several further outbuilding Include a barn that could be repurposed or converted into additional storage sheds. Shutfields Cottage benefits from 1.4 acres of land immediately surrounding the property, with a further 0.77 acre plot situated approximately 200 meters to the south west of the cottage.

Location

Shutfields Cottage is situated in the hamlet of Shutfields within the parish of Coreley, just a short drive from Ludlow (6 miles). The location provides the perfect balance between peaceful countryside living and access to essential amenities, with Ludlow offering shopping, dining, and excellent transport links with easy access to the A49 and the mainline train station in Ludlow.

Broadband Speeds

Estimated Broadband Speeds: - Basic 18 Mbps

Services

We understand the the property benefits from mains electricity, mains water, private drainage, oil-fired heating, windows are a mixture of single and double glazed.

Local Authority

Shropshire Council

Council Tax Band: C

Tenure

Freehold

Flood Risk

Rivers and the sea: No risk.

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 £12 + VAT per purchaser, in order for us to carry out our due diligence.

Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on: -
Tel: 01584 874 450 Email: ludlow@cobbamos.com

DIRECTIONS

Satellite Navigation will direct you to the end of the lane (single track) - SY8 3QN We recommend using what3words, navigate to the main house: - [///stint.patrol.reliving](#)
The 0.77 acre plot of land can be found using what3words, navigate to: - [///squashes.duplicate.camps](#)



