



Field Cottage, Ludlow, Shropshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Field Cottage, Burway Lane, Ludlow, Shropshire SY8 1DT

A splendid 5-bedroom detached home offering wonderfully flexible space on an extremely popular road in Ludlow, backing onto open countryside.

Hereford 24 miles, Shrewsbury 30 miles, Birmingham 42 miles, London 155 miles.

Reception hall | Sitting room | Study | Kitchen/dining area | Utility | Cloakroom | 5 Bedrooms, 2 en suite | Family bathroom | Shower room Garden | Workshop | EPC Rating C

The property

Field Cottage is an attractive detached home that features splendid weatherboarded elevations and sits in a generous plot. The impressive Boston style entrance porch leads into a light-filled large entrance hall. This flows through into generous living areas, offering versatile living space. There are five bedrooms, two with en suites. The property is light and airy with a great layout and is attractively decorated throughout.

On the ground floor there are two well-presented reception rooms including a 20ft sitting room with a gas fireplace and bay window affording views across the garden, fields beyond, Ludlow Castle and St Laurence's Church. Double doors lead from the sitting room to the useful home study/sitting room. The principal suite is generous and has fitted wardrobes and full bathroom. The kitchen and dining area opens onto the garden via French doors, with the kitchen featuring shaker-style units and integrated appliances. A useful utility room adjoins the kitchen with a door leading into the garden.

There is also a shower room on the ground floor, with the family bathroom found on the first floor. Upstairs there are a further four bedrooms, one of which is en suite.

Outside

At the front of the property, a white picket fence surrounds the garden and gravel driveway, which provides plenty of parking space for several vehicles. The rear garden has a sunny south-facing aspect and includes an elevated full-width terrace for al fresco dining, and a gentle slope leads down to a split-level lawn. The garden is bordered by established shrubs and hedgerows, mature fruit trees, and backs on to open fields and countryside. At the side of the house there is a store/workshop, with access from both the front and rear.

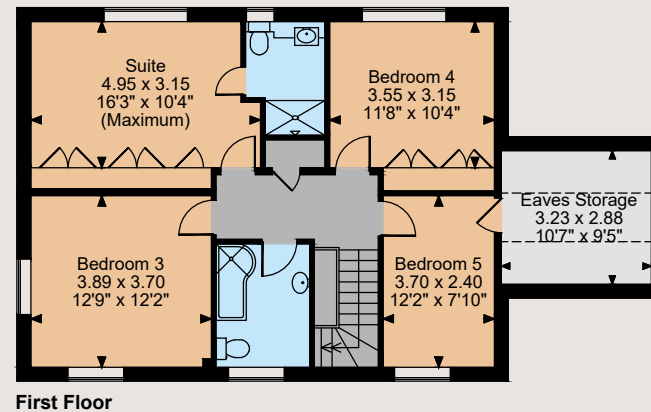
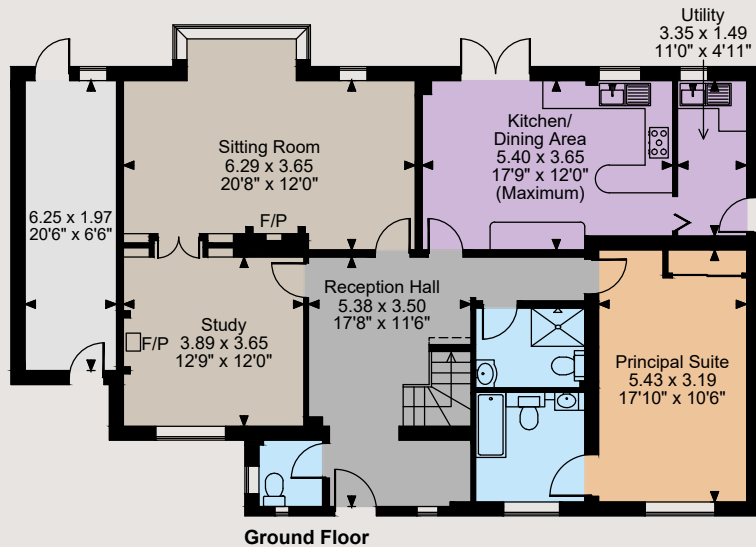
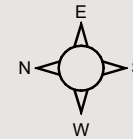
Location

The beautiful and historic market town of Ludlow boasts wonderful architecture and a rich history and is a highly desirable place to live. It is set alongside the meandering river Teme and surrounded by some of the most stunning, evocatively English countryside to be found (in the form of the Shropshire Hills Area of Outstanding Natural Beauty). You will find all the day-to-day amenities required in Ludlow, with good shopping options in its characterful town centre, as well as large supermarkets on its outskirts. The town also has a choice of schooling, including the Ludlow Primary and Secondary Schools, with the independent schools of Moor Park, Lucton and Hereford Cathedral close by. Ludlow is renowned for its great food and drink, with several excellent restaurants and pubs in the town, while every year the town plays host to the Ludlow Food Festival and the new Music Festival every July. The A49 provides connections to surrounding towns, while the nearby A456 provides access towards Kidderminster and onwards towards Birmingham and the M5.





Field House, Burway Lane, Ludlow
 Main House internal area 2,061 sq ft (191 sq m)
 Outbuilding internal area 133 sq ft (12 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Strutt and Parker's Ludlow office, head north on B4261 for half a mile before turning left onto Burway Lane where the property will be on the left-hand side.

General

Local Authority: Shropshire Council

Services: Mains electricity, water and gas.

Shared septic tank with neighbour.

Air-conditioning units in kitchen and principal suite downstairs.

Council Tax: Band F

Fixtures and Fittings: Only items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of wayleaves, easements and rights of way, whether mentioned or not.

Tenure: Freehold

Guide Price: £799,950

Ludlow

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Over 50 offices across England and Scotland, including Prime Central London

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