



# Hawthorn

11 Farden, Bitterley, Ludlow, Shropshire

## A charming stone cottage with tiered gardens and stunning, far reaching views

An idyllic country cottage with a wealth of wooden flooring across the ground floor and quality fixtures and fittings throughout, combining to create a lovely family and entertaining environment. Located in a quiet hamlet set on the slopes of Clee Hill, near to a local village and town centre amenities.



**3 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**TWO DETACHED GARAGES**



**0.47 ACRES**



**FREEHOLD**



**SEMI RURAL LOCATION**



**1,959 SQ FT**



**GUIDE PRICE £625,000**



### The property

11 Farden is an attractive modern detached country cottage offering nearly 2,000 sq ft of light-filled, flexible accommodation arranged over two floors. The property features large picture windows that maximise the stunning rural views, a wealth of wooden flooring on the ground floor, and neutral décor complemented by quality fixtures and fittings throughout. The accommodation flows from a welcoming, part-vaulted gable-end oak framed entrance hall. It comprises a generous sitting room with feature exposed stone inglenook fireplace with woodburning stove and glazed double doors to a modern timber-framed conservatory, large picture glazing providing 180° views over the garden and surrounding countryside and French doors to the terrace. The ground floor accommodation is completed by a modern kitchen and dining room. The kitchen features a range of wall and base units, complementary worktops and splashbacks, and modern integrated appliances. It opens into a dining room with space for a good-sized table, fitted storage, and an attractive aged bressummer beam.

A useful interconnecting part-vaulted utility room includes fitted units and a door to the garden, along with a separate en suite cloakroom and access to a well-proportioned dual-aspect study.

Upstairs to a generous landing with useful eaves storage, a dual aspect principal bedroom with contemporary en suite shower room and a separate neighbouring fitted dressing room. Two further double bedrooms and a modern family bathroom with separate cloakroom.

### Outside

Hawthorn is approached over a gravelled side driveway providing parking. There are two detached garages. The terraced garden surrounding the property on three sides features an area of gently-sloping lawn bordered by mature planting, shrubs and trees, numerous seating areas, a garden pond, a vegetable garden with raised beds and paved terraces, along with three log stores. The whole is ideal for entertaining and al fresco dining and enjoys stunning views over Clee Hill and pastureland.



## Location

The small hamlet of Farden, set on the slopes of Clee Hill in the Shropshire Hills National Landscape and surrounded by glorious countryside, sits between the small rural villages of Knowbury and Bitterley. Between them these villages provide churches, local shopping and pubs. Clee Hill village to the east offers amenities including a convenience store, Post Office, bakery/café, takeaway, pub and primary school. The thriving market towns of Ludlow and Tenbury Wells offer more extensive facilities including restaurants, cafés, boutique and mainstream shopping options, services including GP surgeries and small theatres and cinemas. The area offers sporting facilities including numerous golf clubs including Ludlow, Elm Lodge and Church Stretton together with Ludlow Racecourse.

Communications links are good: the A49 gives access to major regional centres and the motorway network, and Ludlow station (4.7 miles) offers regular connections to central London.



## Distances

- Knowbury 1.2 miles
- Clee Hill village 1.2 miles
- Bitterley 1.6 miles
- A49 (Ludlow Road) 3.7 miles
- Ludlow 4.6 miles
- Tenbury Wells 6.6 miles
- M5 (Jct. 6) 28.8 miles
- Birmingham 37.2 miles
- Birmingham International Airport 52.1 miles

## Nearby Stations

- Ludlow
- Kidderminster
- Worcester

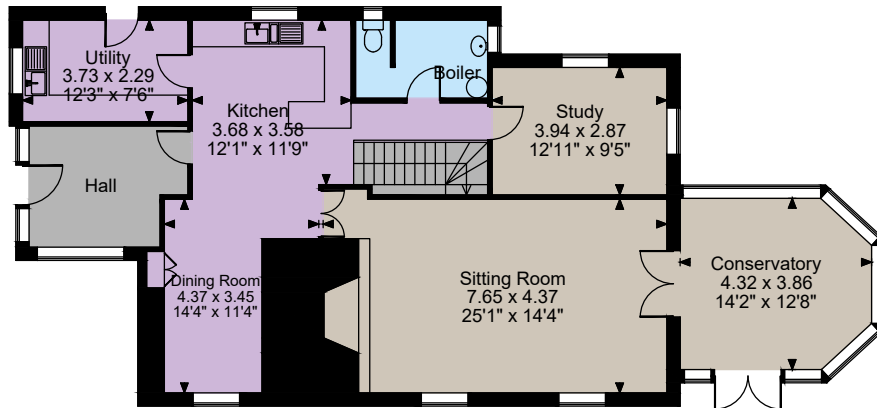
## Key Locations

- Ludlow Castle
- Ludlow Town Centre & Market
- Mortimer Forest
- Acton Scott Historic Working Farm
- Croft Castle and Parkland (National Trust)
- Berrington Hall (National Trust)
- Stokesay Castle
- The Judge's Lodging Museum (Presteigne)

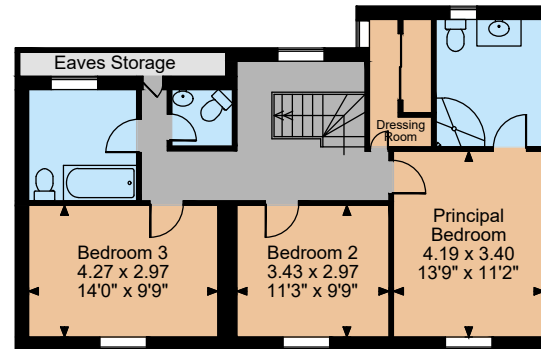
## Nearby Schools

- Lacon Child Secondary
- Ludlow Primary and Secondary
- Lucton School
- Moor Park
- Bishop Hooper Primary





Ground Floor



First Floor

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

Main House internal area 1,959 sq ft (182 sq m)

For identification purposes only.

## Directions

Post Code SY8 3HU. Head east from Ludlow on the A4117, after approx 4 miles, turn right signposted "Knowbury 1 mile." After 350 meters just before the road bends to the right, proceed almost straight ahead through five barred gate, and up the lane where the property can be found on the right.

What3words///crown.though.curly - brings you to the driveway

## General

Local Authority: Shropshire Council

Services: Mains electricity, water, oil fired central heating and private drainage (we understand this is compliant). There is a private water supply to the garden.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: E

Fixtures and Fittings: Only those items known as fixtures and fitting are included in the sale. Other items maybe be available by separate negotiation.

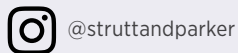
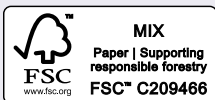
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## Shropshire & Mid Wales

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