



The Rise, Leintwardine, Shropshire

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The Rise, High Street, Leintwardine, Shropshire SY7 0LB

An attractive period cottage with four bedrooms and large garden of just over 1/3 acre, in the desirable village of Leintwardine

Knighton town centre 8.0 miles, Ludlow town centre 8.4 miles, Ludlow mainline station 8.6 miles (1 hour 33 minutes to Cardiff Central), A49 6 miles, M54 (Jct 6) 32 miles

Sitting room | Study | Dining room | Kitchen Utility | Store | Large cellar | 4 Bedrooms Family bathroom | Shower room | Gardens | EPC rating F | About 0.33 acres

The property

The Rise is a charming, detached cottage that offers four bedrooms and plenty of character. It has been a much loved family home by the current vendor for over 25 years. It would benefit from some sensitive modernising, which would enhance the character, and traditional features of the property. Subject to necessary consents, there is space around the house to extend into. The Rise sits in a generous plot in the heart of Leintwardine enjoying a large, beautiful garden with various sheds and outbuildings, one of which has heating, and has off street parking for up to three cars.

The ground floor has three reception rooms, including the comfortable sitting room with its dual aspect and fireplace with green tiled surround. There is also a dining room of the same proportions as the sitting room, also with a fireplace, while the useful study provides an ideal space for home working. At the rear, the kitchen has painted wooden units, wooden worktops and an Aga, while the utility room has further space for appliances and storage, along with a very large and useable cellar/pantry/larder

Upstairs, two of the four bedrooms have built-in storage, with the smallest bedroom being ideal for use as a nursery or dressing room. The first floor also has a family bathroom, while an additional shower room is located on the ground level.

Outside

The cottage is set back from the road in the centre of the village and surrounded by an attractive garden. It includes well-maintained areas of lawn, established hedgerows and colourful border flowerbeds, as well as a peaceful shaded area towards the rear. There is also a storage shed and a greenhouse.

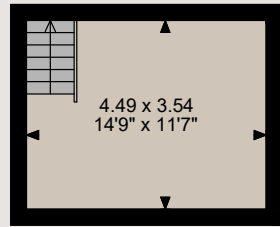
Location

The property is in the heart of the village of Leintwardine, to the west of the historic market town of Ludlow. The village has several everyday amenities, including a medical centre, a petrol station and local store, a primary school, a tearoom, a pop-up bakery, excellent fish and chip shop, and two pubs - The Lion enjoys a superb spot on the banks of the River Teme. Further facilities can be found in the charming Welsh town of Knighton to the west. The town offers a selection of shops, independent retailers, a post office, a community hospital and supermarkets, plus a number of pubs, plenty of period buildings and an array of cafés and restaurants. Ludlow has wonderful architecture and a rich history, and the town boasts good shopping options in its characterful town centre. Notable schools in the area include Moor Park and Lucton School. There are convenient road connections to the motorway network via the A10

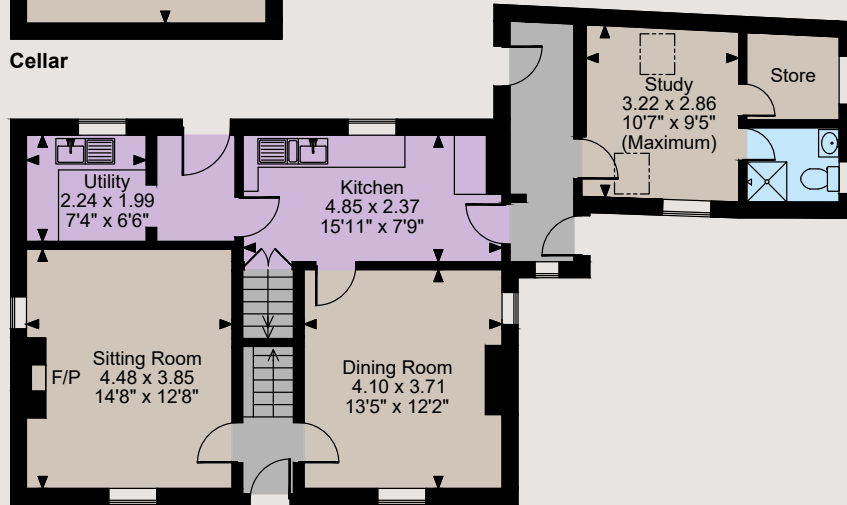




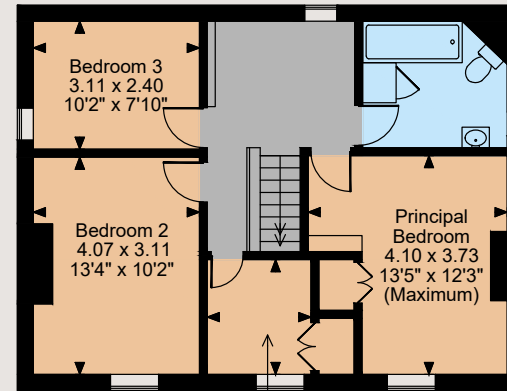
The Rise, High Street, Leintwardine, Shropshire
Main House internal area 1,665 sq ft (155 sq m)



Cellar

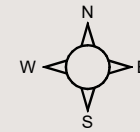


Ground Floor



First Floor

Bedroom 4
2.15 x 1.94
7'1" x 6'4"



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

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Directions

What3words///raced.opera.cookie

General

Local Authority: Shropshire Council

Services: Mains electricity, water and drainage. Electric storage heaters. Electric Aga which heats the water.

Council Tax: Band F

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

Tenure: Freehold

Guide Price: £450,000

Ludlow

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