



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

1 BOWER COTTAGE

CORELEY, LUDLOW, SHROPSHIRE, SY8 3AS

GUIDE PRICE

£219,950



AN IMMACULATE AND CHARMING COUNTRY COTTAGE WITH OUTSTANDING VIEWS ACROSS ROLLING FARMLAND TOWARDS CLEE HILL.

- COUNTRY KITCHEN
- SITTING ROOM WITH WOODBURNER
- STUDY & CONSERVATORY
- MASTER BEDROOM
- SECOND BEDROOM
- SHOWER ROOM
- SUMMERHOUSE
- DELIGHTFUL GARDENS
- AMPLE PARKING

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Fax: 01584 810888

www.nickchampion.co.uk



1 BOWER COTTAGE, CORELEY, LUDLOW, SHROPSHIRE, SY8 3AS

APPROXIMATE DISTANCES

Tenbury Wells – 4 miles, Clebury Mortimer – 5 miles, Ludlow – 9 miles, Leominster – 14 miles, Kidderminster – 16 miles, Worcester – 23 miles, M5 J6 – 25 miles, Hereford – 26 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 in the direction of Leominster/Shrewsbury. After 0.2 mile turn right onto B4214/Clee Hill Road and proceed for 2.3 miles before turning right signed Nash and then immediately left for Shear/Tilsop. Proceed along the council lane for 0.5 mile before turning right and then after 0.3 mile turn left. The property will be found on the right hand side after 0.8 mile as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

1 Bower Cottage is situated amidst the beautiful rolling countryside of South Shropshire with outstanding views towards Clee Hill. Tenbury Wells, Clebury Mortimer and Ludlow are all just a short drive away and offer many facilities including a variety of shops and services, libraries, doctors' surgeries, primary and secondary schools, hospitals, a cinema, a theatre and a range of clubs and societies.

1 Bower Cottage is a semi-detached characterful cottage constructed of brick elevations under a clay tiled roof with exposed internal timbers. The property has been tastefully restored by the present owner and now provides comfortable and well-planned accommodation with a recently fitted shower room suite and conservatory. The property benefits from double glazing, oil fired central heating and a large south-facing garden incorporating a summerhouse.

ACCOMMODATION

The entrance porch has a ceramic tiled floor and space for cupboards and white goods. A stable door leads into the sitting room which has a Clearview stove in a feature brick and tile fireplace. The country kitchen has a ceramic tiled floor, a range of cream base and wall units, a stainless steel sink/drain, space for a cooker and plumbing for a washing machine. The heated conservatory has a ceramic tiled floor and French doors to the garden and enjoys panoramic views to the west. A study has steps up to the shower room with a vinyl floor, and a new suite including a Mira View shower, a vanity basin unit and wc.

Stairs off the sitting room lead up to the first floor landing with doors to the master bedroom with an airing cupboard, and the second bedroom currently utilised as a dressing room with fitted louvre door wardrobes with overhead storage.

OUTSIDE

Three parking spaces are available adjacent to the council lane and a gated tarmac driveway leads to additional parking space and a timber and box profile car port (15'5" x 9'1"). A useful store room (17'5" x 5'7") runs under the study (reduced height) and has external access and houses the Boulter boiler.

The generous south facing gardens are mostly laid to lawn and incorporate a patio entertaining area adjoining the property, shrub and flower borders, vegetable plots, and a fish pond with a feature waterfall flanked by a rockery. Steps lead up to a summerhouse (15'4" x 11'4") with power and light which could be utilised as a hobby room/home office. There are also two greenhouses, one of which is self-ventilating, and a timber garden shed (12' x 8').

SERVICES

- Mains water and electricity are connected.
- Private drainage.
- Oil fired central heating.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details are available upon request.

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

MORTGAGES

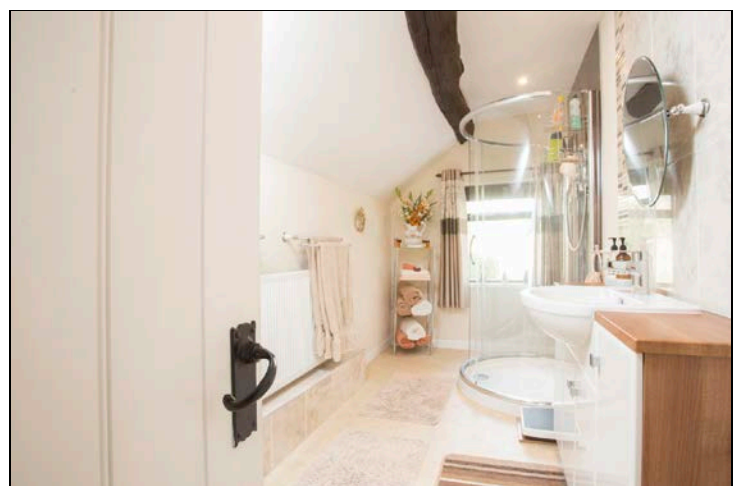
For up to date information on availability visit:
www.nickchampion.co.uk

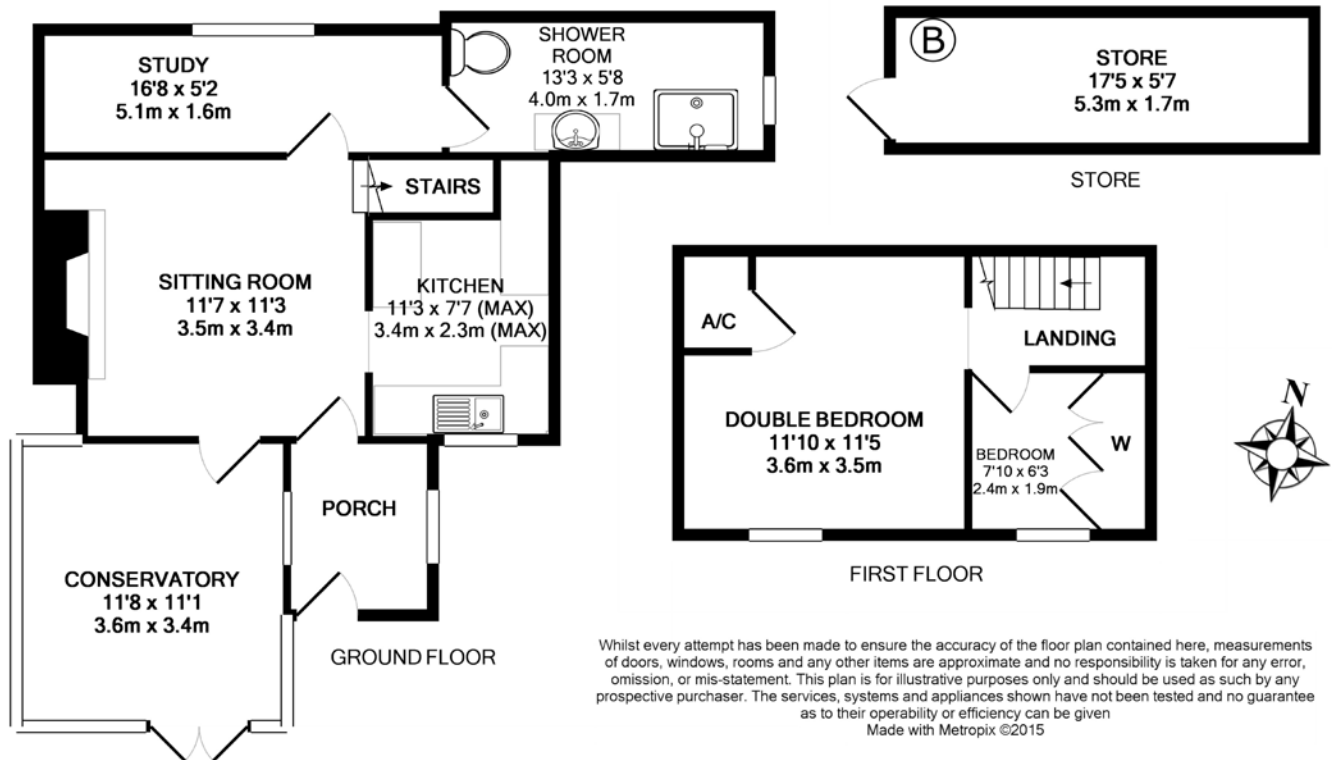
VIEWING

By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555

View all of our properties for sale and to let at:
www.nickchampion.co.uk







These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.