



ANGORA WOOD FARM
ORLETON, LUDLOW,
SHROPSHIRE, SY8 4JA



**NICK
CHAMPION**

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A MOST APPEALING SMALLHOLDING WITH A MODERN FARMHOUSE (AOC), A MODERN FARM BUILDING AND PASTURE LAND.

- FARMHOUSE STYLE KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- UTILITY ROOM, CLOAKROOM & WC

APPROXIMATE DISTANCES

Leominster – 4.5 miles, Ludlow – 7 miles,
Tenbury Wells – 9 miles, Hereford – 18 miles,
Kidderminster – 26 miles, Worcester – 30 miles,
M5 Junction 6 – 32 miles, Shrewsbury – 38 miles,
Birmingham – 45 miles.

DIRECTIONS

From Leominster head north on the B4361 sign posted Richards Castle and after 4 miles the drive to Angora Wood Farm will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Angora Wood Farm is approached via a private treelined driveway with paddocks on either side. The house is set well back off the road with the buildings, a further paddock and the specimen woodland with a wildfowl pool beyond.

Angora Wood Farm provides a rare opportunity to acquire a privately situated modern farmhouse, with a modern farm building together with level pasture land, woodland and a pool extending to about 11.361 acres (tbv) in total.

The property will be of interest to a wide range of purchasers including farmers, particularly those seeking to retire and still keep an interest and the property is well suited as a small pedigree breeding unit. Angora Wood Farm will also appeal to those with equestrian or pet interests as well as to those simply seeking to enjoy a rural lifestyle or to work from home.

- THREE DOUBLE BEDROOMS
- BATHROOM
- FOUR VEHICLE GARAGE

Angora Wood Farm farmhouse is west facing and was constructed circa 1993 of brick faced elevations under a slate tiled roof and provides generous family accommodation. The house is set within extensive level gardens with a substantial detached garage providing parking for at least four vehicles and with storage space to the rear.

The modern farm building has been utilised as a dog boarding kennels and could well be adapted (subject to planning) to a variety of commercial uses.

The level pasture land is well fenced into individual paddocks and the amenity woodland planted in the mid 1990's contains a variety of specimen trees and a superb spring fed duck flighting pool.

Angora Wood Farm is just a short drive from the market towns of Ludlow, Leominster and Tenbury Wells and the property is within the catchment area for Luston Primary School and Wigmore High School. There are several excellent independent schools in the locality including Moor Park, Lucton and Hereford Cathedral School.

ACCOMMODATION

The covered porch opens into an entrance hall with an understairs store cupboard, and a cloaks/small study area leading to a cloakroom with a wc and vanity basin. The spacious sitting room has an Arrow Fires wood burning stove in an attractive brick fireplace with a quarry tiled hearth. The dining room has sliding patio doors to the garden. The kitchen/breakfast room has a tiled floor, a range of white base and wall units incorporating a stainless steel sink/drainer, and a

- MODERN FARM BUILDING
- PASTURE LAND, POND & AMENITY WOODLAND
- ABOUT 11.361 ACRES (4.598 HECTARES)

Rayburn Nouvelle. The utility room has a tiled floor, a range of wooden larder units, a shower cubicle (not in use), space for a cooker, fridge/freezer and tumble drier, plumbing for a washing machine, and a door to the rear garden.

Stairs rise up from the entrance hall to the first floor landing which has a large airing cupboard with shelving. There are three double bedrooms, all with fitted wardrobes. The family bathroom has a corner bath, a Triton Trance shower in a separate cubicle, a pedestal basin, wc and bidet.

OUTSIDE

The gravel driveway has a feature goldfish pond set within a turning circle in front of the house and ample hardstanding for several vehicles to the front of the brick, block and slate roof detached garage (38'5" x 17'11").

The extensive level gardens incorporate sweeping lawns, with specimen trees and ornamental shrubs to the front and lead through to a more private enclosed rear garden. A timber sun house is set in the front garden and a raised patio overlooks the rear garden. Across the driveway is a predator proof poultry run.

Adjoining the garage is a modern 3 bay portal frame steel and box profile sheeted roof general purpose agricultural building (45' x 40') and beyond is a range of timber and corrugated iron shedding.

SERVICES

Private borehole water and private drainage.
Mains electricity.
Oil fired central heating via Rayburn Nouvelle.

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METHOD OF SALE

The property is for sale by private treaty.

TENURE

Freehold.

LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000

Council Tax Band – E

PLANNING

We are informed that the house is subject to an Agricultural Occupancy Condition (AOC) which states "The occupation of the dwelling shall be limited to persons employed or last employed in agriculture as defined in Section 290 (1) of the Town and Country Planning Act, 1971, or forestry, or the dependants of such persons residing with him (but including the widow or widower of such a person).

Application No. 890524 – Approved 06/11/1989 – copies available upon request.

FIXTURES & FITTINGS

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

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

All prospective purchasers are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their solicitor or surveyor.

PLANS, SCHEDULES & BOUNDARIES

The plan with these particulars is based on Ordnance Survey data and is provided for illustration purposes only. It is believed to be correct but its accuracy is not guaranteed. The Purchaser should be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the Vendors nor the Vendors' Agents will be responsible for defining boundaries or ownership thereof.

NITRATE VULNERABLE ZONE

Angora Wood Farm is within a Groundwater Nitrate Vulnerable Zone.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E - Full details are available upon request.

VIEWING

By prior appointment with the Sole Agent: –

Nick Champion – Tel: 01584 810555

Email: nick@nickchampion.co.uk

To view all of our properties for sale and to let, go to:-
www.nickchampion.co.uk

VENDORS' SOLICITORS

Lanyon Bowdler

12 The Business Quarter, Eco Park Road, Ludlow,
Shropshire, SY8 1FD

Attention: Mr. Tristan Lewis

Tel: 01584 871716 E-mail: tristan.lewis@lblaw.co.uk

LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG

Tel: 020 7318 7082

MORTGAGES

For up to date information on availability visit:

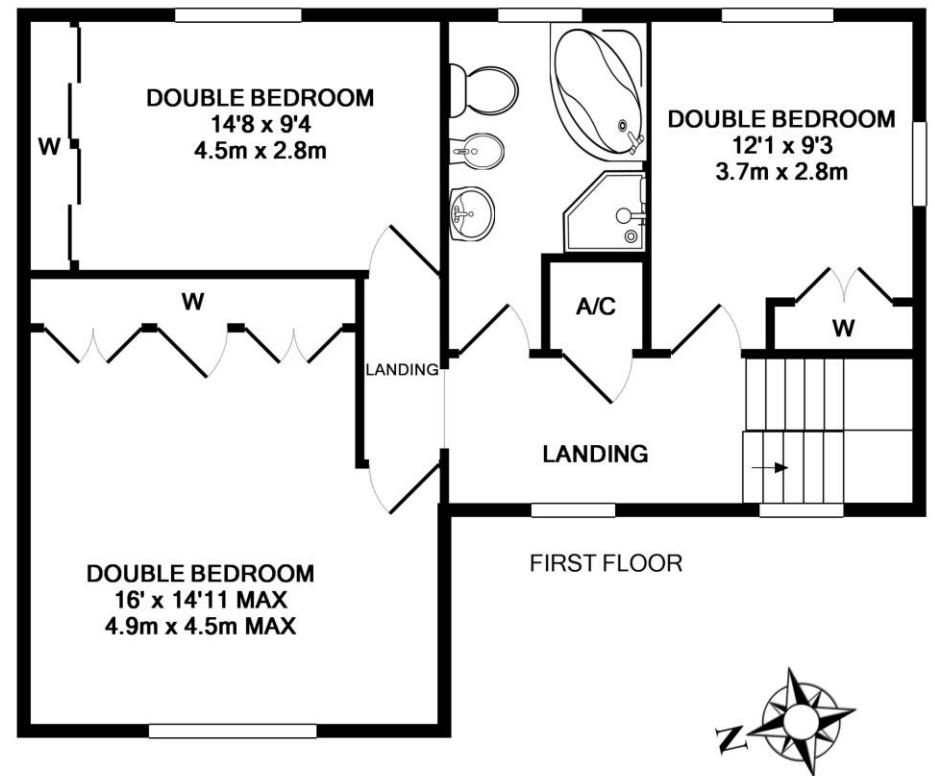
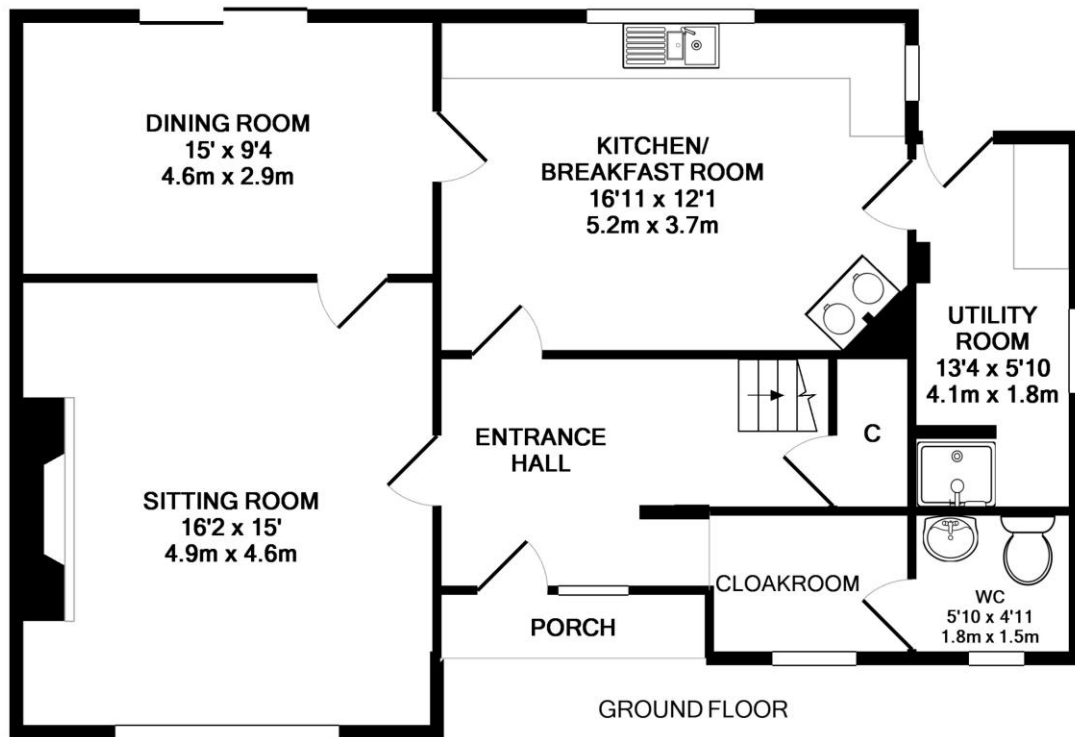
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N.B. A property which is subject to an AOC usually requires a specialist lender to provide a mortgage offer. Traditional home lenders will not usually underwrite an AOC tied property.

Photographs taken on 11th July 2017 and 23rd November 2017.

Particulars prepared November 2017.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

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