



Montrose, Green Lane
Orleton, Ludlow, SY8 4JE

Price
£575,000

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Montrose, Green Lane Orleton Ludlow

A superb three/four bedroom detached house which has been refurbished to an exceptionally high standard, situated at the end of a quiet private road just outside the sought after village of Orleton. The property boasts versatile living accommodation, outbuildings, south facing "infinity" garden and the most spectacular countryside views. A viewing is highly recommended to appreciate this outstanding property on offer.

- Large detached house
- Refurbished to a high standard
- Flexible living accommodation
- Large kitchen/entertaining space
- Outbuildings, "infinity garden"
- Breathtaking far reaching countryside views

Directions

From Ludlow follow the B4361 towards Orleton. Take the right hand turn immediately before The Bakers Arms on to Green Lane, after a short distance the property can be located in the top left hand corner of a small private road of six properties.



Total area: approx. 220.0 sq. metres (2367.7 sq. feet)

Introduction

Situated at the end of a quiet, private road this beautiful family home, offering versatile accommodation, has arguably the best views in the local area. Montrose has been upgraded by the current owners to provide a home where the only thing you will need to change is the water in your flower vase. The stunning accommodation comprises; porch, large kitchen/entertaining space, utility, garden room, living room, dining room, further reception room making an ideal hobby room or play room, downstairs shower room, study/ground floor bedroom, main bedroom with superb ensuite shower room, two further double bedrooms and family bathroom. The property also boasts a south facing "infinity garden" with incredible views and a range of outbuildings. An internal viewing is highly recommended.

Property description

Montrose is like entering the pages of Modern Living magazine. The entrance porch is accessed through a glass front door which has space for coats and shoes, with tiled flooring and further double doors opening into the dining hall. This hall has been cleverly integrated into the kitchen to produce a wonderful entertaining space, worthy of every masterchef amongst us. The kitchen is bespoke and offers side by side microwave, two fan ovens, one having a steam function, deep warming drawer and a top of the range extractor fan (all appliances are Siemens). The dining hall offers a casual dining area and a place to sit and chat with your chef. This kitchen has been lovingly and professionally executed; this area also benefits from underfloor heating which creates an even more welcoming space. There is a utility room off the kitchen with a Belfast sink and range of floor and wall units as well as a door leading to the garage, workshop and wood store. At the other end of the kitchen is an octagonal room with breathtaking views over Shropshire Countryside, this is a room for quiet reflection and reading with no distractions. The formal living room is located off the dining hall and is accessed through glass paned double doors with feature fireplace housing a wood burning stove and doors opening onto a covered loggia and infinity garden beyond. There are further glass panelled double doors from the living room, which open into a formal dining room. There is a further reception room, creating an ideal hobbies room or gym, a beautiful downstairs shower room and further study/bedroom four. The study is to front aspect and currently holds a bespoke unit housing a wardrobe and pull down bed, with window overlooking the front.

The stairs rise from the dining hall and lead to a spacious landing, with three good sized double bedrooms. The main bedroom has space for a range of wardrobes, loft access with pull down loft ladder and double doors that open onto a private balcony overlooking far reaching countryside. There is also a large modern shower room with underfloor heating, radiator, generous shower cubicle and amazing hidden storage space behind a mirrored door. The second bedroom is also to rear aspect and offers fitted wardrobes, with ample space for additional furniture. There is a family bathroom with panelled bath with telephone style mixer taps, pedestal wash hand basin and wall mounted heated towel rail and WC. The third bedroom is another double bedroom with fitted wardrobes, to front aspect. Montrose is a welcoming family home and Cobb Amos can only highly recommend internal viewing.

Gardens

The gardens have been lovingly landscaped and with the far reaching views over Bircher Common and the Mortimer Forest, creating an illusion that you appear as if you own the world. The south facing "infinity" garden has been cleverly devised and has well stocked beds and borders and raised vegetable and herb beds; a real joy and a place that will never stop taking your breath away

Outbuildings and parking

There are a range of outbuildings at the property, all with light and power. There is a garage with up and over door, measuring approximately 5.52m x 3.02m. The workshop is accessed via a pedestrian door from the patio area, measuring approximately 3.96m x 2.06m. Joining the garage and workshop is a wood store measuring approximately 2.40m x 2.70m. The driveway provides parking for several cars.

Location

The property is located on the outskirts of the well serviced village of Orleton which is popular for its community spirit and activities. Facilities include a shop, post office, two public houses, doctors surgery and dispensary, primary school, village hall, church and a regular bus service into the market towns of Ludlow and Leominster (both 5 miles away), and onto the city of Hereford. Situated within the catchment area for Wigmore High School, Tenbury Wells High School and the prestigious Lucton and Moor Park private schools.

Services

Mains water, drainage and electricity are connected. Oil heating.
Council Tax Band G.

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more information
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