



Morning Star,  
Downton On The Rock, SY8 2LL

Auction Guide  
£350,000

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# Morning Star,

## Downton On The Rock SY8 2LL

Offered for sale by Public Auction on Thursday 21st February is this beautiful detached three bedroom character cottage located near the village of Leintwardine. The property requires some updating and refurbishing throughout, with original features including: exposed beams, inglenook fireplace, detached garage with workshop above, stabling, 0.4 acre wrap around gardens, driveway parking and stunning panoramic views of the surrounding countryside.

- Beautiful detached 3/4 bed cottage
- Original features
- Stables and workshop
- Peaceful rural location
- Stunning countryside views
- FOR SALE BY AUCTION

### Directions

From Ludlow take A49 towards Shrewsbury. At Bromfield, about 3 miles, turn left on A4113 to Knighton. After 2 miles take the left immediately after the Mocktree barns sign and follow the single track road, taking the turning for the lane on the right where the property is first one on the left.



Total area: approx. 106.2 sq. metres (1142.9 sq. feet)



Introduction

Located on the edge of the village of Downton on the Rock, this stone character cottage has distinctive features and outstanding panoramic countryside views. With a stunning range of original features including: exposed beams, solid oak doors, stairs and flooring and inglenook fireplace. To the outside there are 0.4 acres of lawned gardens, driveway parking, stabling and detached timber garage with workshop above. The accommodation which requires a scheme of updating and refurbishing work comprises: porch, downstairs shower room, kitchen, dining room, study / bedroom four, living room featuring an inglenook fireplace with wood burning stove, snug, three bedrooms and family bathroom.

Property description

Entering the property through a heavy oak door under a stone built and wooden beamed top entrance porch, this leads to the dining room with an abundance of original oak features, an understairs cupboard and staircase to the first floor. A door leads to the kitchen with matching fitted wall and base units, Rangemaster oven, space for a washing machine and under counter dishwasher. A fireplace offering the potential to install a Rayburn for traditional country living. From here there is a rear entrance hall, a downstairs shower room with a W/C and separate shower cubicle and a door leading to the rear of the property. A further reception room to the ground floor, which could also be utilised as a fourth bedroom. The living room enjoys the benefit of a wood burning stove set within the feature inglenook fireplace, an abundance of original features and breathtaking views of the countryside. Beyond the living room is a cosy snug which has the added benefit of a traditional bread oven.

There are three double bedrooms to the first floor, each offering wonderful views of the surrounding countryside. The bathroom is fitted with a two piece suite and a traditional roll top bath, and a convenient airing cupboard off the landing offering storage.

Gardens and parking

A wooden gate leads to the driveway allowing parking for a number of vehicles. The lawned gardens amount to approximately 0.4 acres, offering you a rare opportunity to enjoy uninterrupted countryside views. There is an ornamental pond set within a beautiful planted rockery area, also there is a fenced area of the garden ideal for the cultivation of home grown vegetables.

Stables and garage / workshop

At the bottom of the driveway is the detached timber garage with workshop/storage space above. The traditional detached cottage style stables are suitable for a variety of uses, there may be the potential to convert to living accommodation subject to the relevant planning permissions.

Location

Downton is a civil parish in Shropshire, located in the north of the county and containing the village of Downton-on-the-Rock. It is part of the Leintwardine group of parishes and shares a parish council with Leintwardine and Burrington. Leintwardine being a thriving village offering a good variety of amenities including a village shop, petrol filling station, garage, local family butchers, nursery and primary schooling, library, an active community centre and a local GP practise. Ludlow only a short drive away from Leintwardine, is a popular market town boasting a wealth of independent shops and cafés, frequent open air markets, food festivals, national supermarkets and a host of recreational facilities. Hereford City is located approximately 24 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores. Both Hereford and Ludlow offer regular bus and train routes with good road links and rail connections.

Services

The property has mains electricity, private water from the Downton Estate and a septic tank. With a fitted wood burning stove in the living room and oil fired central heating. Council Tax Band D.

Method of Sale

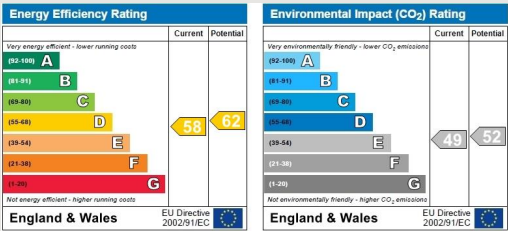
The property will be sold by auction on Thursday 21st February at 6pm sharp at Luctonians Sports & Social Club in Kingsland. The successful bidder will be required to sign the contract and place a 10% deposit down on the evening with completion and the balance paid 28 days later.

Auction pack and solicitors

The auction pack will be available for inspection at least 7 days before the auction. Solicitor: Alan Morris, MFG Solicitors, 1 High Street, Bromsgrove, B61 8AJ, 01527 831691 / alan.morris@mfgsolicitors.com

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