



**Holters**

Local Agent, National Exposure

**4 The Green, Culmington, Ludlow, Shropshire, SY8 2DA**

**Offers in the region of £275,000**



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## 4 The Green, Culmington, Ludlow, Shropshire, SY8 2DA

You have got the green light to view No.4 The Green, which is a charming semi-detached cottage located on the edge of Culmington village. Offered with no upward chain, 2 double bedrooms, 2 bathrooms, 1 reception room & an open-plan kitchen/diner, plus generous parking, a detached double garage, outhouse and a sizeable rear garden.

- Semi-Detached Cottage
- Open-Plan Kitchen Diner
- Detached Double Garage & Brick-Built Outhouse/Office
- Approx. 5 Miles from Both Ludlow & Craven Arms

- Period Features Throughout
- Sizeable Rear Garden
- Countryside Views

- 2 Double Bedrooms & 2 Bathrooms
- Driveway Providing Ample Parking
- Available with No Upward Chain

### The Property

Introducing No.4 The Green, a charming semi-detached period cottage occupying a desirable edge-of-village position within the sought-after South Shropshire village of Culmington, conveniently situated approximately 5 miles from both Ludlow and Craven Arms.

Available with no upward chain, this attractive cottage combines a wealth of character features with well-proportioned accommodation, generous parking and a range of useful outbuildings, making it an appealing prospect for a variety of purchasers.

The accommodation spans two storeys and is arranged on the ground floor around an entrance porch, a welcoming sitting room, which offers a cosy and characterful living space centred around an impressive inglenook fireplace housing a wood-burning stove. This space perfectly reflects the period charm of the cottage, with exposed timbers adding to the overall ambience. Stairs rise from the sitting room to the first floor. To the rear of the property is the heart of the home, a spacious open-plan kitchen/diner, which provides excellent space for everyday living as well as entertaining. The kitchen is well laid out with ample worktop and storage space within solid wood units and also benefits from a useful storage cupboard housing the washing machine, keeping appliances neatly tucked away. A door from the kitchen leads out to the rear garden. Completing the ground floor is a bathroom, adding flexibility and

practicality to the layout.

On the first floor, a landing gives access to two generous double bedrooms. The principal rear bedroom benefits from an en-suite shower room and array of built-in wardrobes, while the front bedroom enjoys beautiful views across the neighbouring countryside.

Outside, No.4 The Green enjoys a sizeable plot. A large gravelled driveway provides ample off-road parking and leads to a detached, oak-framed double garage, fitted with power and lighting and ideal for vehicle storage, workshop use or hobbies. The rear garden is of a good size and is mainly laid to lawn, offering plenty of space for relaxation, recreation and gardening, along with a useful garden shed and well-defined fenced and hedged borders. Further enhancing the property is a detached, brick-built outhouse, currently used as a home office, but equally suitable for use as a studio, hobby room or excellent additional storage, subject to individual requirements.

Culmington is a popular and well-regarded village, offering a strong sense of community while remaining conveniently placed for access to the market towns of Ludlow and Craven Arms, both of which provide a wider range of shops, schools, services and transport links.

Overall, No.4 The Green represents a rare opportunity to acquire a village cottage offering character, generous parking,

multiple outbuildings and no onward chain, all within a highly desirable rural setting in South Shropshire.

### The Location

Culmington is a small village approximately 5 miles from Ludlow and Craven Arms. The village is surrounded by beautiful South Shropshire countryside and has its own village hall. There are a range of welcoming village pubs within a 4 mile radius, including The Apple Tree, The Swan and The Clive Arms.

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair and Ludlow Fringe, so there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.



## Services

We are informed the property is connected to mains water and electric. Drainage by way of a shared bio-disc treatment plant.

## Heating

Oil fired central heating and a wood-burning stove.

## Tenure

We are informed the property is of freehold tenure.

## Council Tax

Shropshire Council - Band C.

## Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 73MB. Interested parties are advised to make their own enquiries.

## Nearest Towns/Cities

Craven Arms - 5 miles

Ludlow - 5 miles

Church Stretton - 12 miles

Clun - 14 miles

Much Wenlock - 15 miles

Bridgnorth - 19 miles

Telford - 24 miles

Shrewsbury - 26 miles

Hereford - 30 miles

## Whatwords

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## Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

## Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

## Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

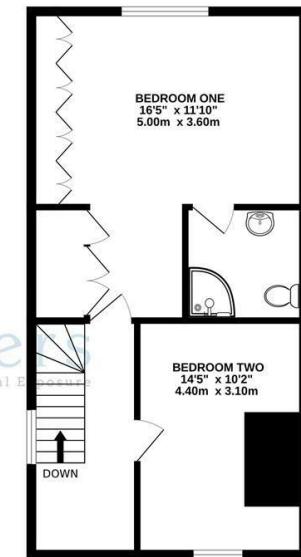
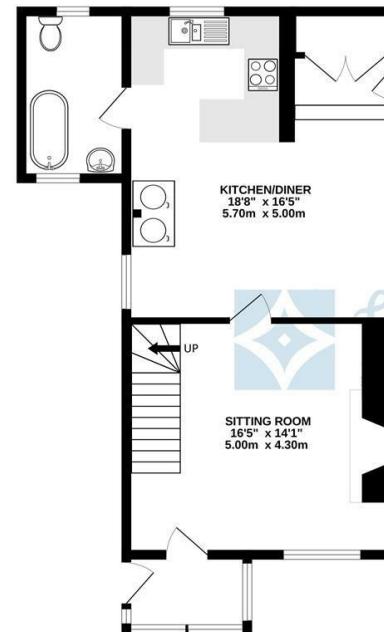
## Consumer Protection

Consumer protection from unfair trading

regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR  
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.2 sq.m.) APPROX.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or discrepancy. This plan is for illustrative purposes only and should not be used as any guide by any prospective purchaser. The services, specification and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	34
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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