

**Wood Farm
Bleathwood
Ludlow
SY8 4LX**

Tel: 07810 071069

Tenbury 2.5 miles, Ludlow 2.5 miles, Leominster 10 miles, Worcester 20 miles.

A pretty three/four bedroom former farmhouse dating from the 1600s with far reaching views of Clee Hill and Mortimer Forest. Offering a readymade equestrian facility with modern timber stables, professionally built manege and numerous outbuildings, in all 2.2 acres.

The House

The original part is believed to have been built around 1650 and features many exposed oak beams and oak floorboards. The construction is of timber and brick under a slate roof. The property benefits from oil fired central heating and has cavity wall and loft insulation (to current recommended thickness). All windows are double glazed with exception of kitchen.

Main Entrance via old wooden cottage style door leading to entrance hall and snug. With doors to kitchen, utility, living room and stairs.

Snug 15' x 17'3" fitted carpet and open fireplace. Telephone point.

Sitting Room 16' x 14'6" two front windows and side aspect window. Exposed oak beams and brickwork. Oak floorboards, Clearview stove, French doors leading to timber built conservatory.

Kitchen 14'6" x 13' dual aspect to front and side with view straight onto stable yard. Fitted oak kitchen units with granite worktop, large composite stone sink and plumbing for dishwasher. Quarry tiled floor. Door to rear entrance/boot room with door to:

Utility Room 12'9" x 8'5" full range of built in cupboards with worktop and stainless steel sink. Plumbing for two washing machines and dryer. Feature wall showing original timber beams. Central heating boiler, tiled floor and door leading to:

Downstairs Toilet. 8'6" x 4' window to back garden. Low level WC and wash basin. Tiled floor.

Stairs leading to landing with oak floorboards and doors leading to:

Bedroom One 15'10" x 9'11" two windows to front and one to side aspect.

Bedroom Two 15' x 9'9" one window to front. Exposed beams and original oak floorboards.

Bedroom Three 12'10 x 8'6" one window to back with views to Clee Hill. Oak floorboards. Door to airing cupboard with new Megaflo mains pressure hot water system. Plumbing available for toilet and sink.

Bedroom Four/Office 7'6" x 7'3" window to front. Telephone point.

Bathroom 15'10" x 4'9" window to back. Low level WC. Modern contemporary sink with single mixer tap. Corner Heritage shower unit with thermostatic mixer. Tile effect cushion floor.

The Outside

The property is approached from the lane via a double wooden gate leading onto private graveled driveway which provides parking for several vehicles and HGV. There is a large rear lawn with a selection of fruit trees, soft fruit canes and a raised vegetable patch. A paved area provides a useful barbecue area. A gravel path leads around the back of the property.

Outside Buildings and Equestrian Facilities

Set to the front of the property there is:

Timber Barn with tiled pitch roof. Thought to date back to 1700's. Complete with original animal feeders and hay loft. The barn has a concrete floor making it suitable for a variety of uses. Currently used as storage but potential for annex STP.

Set to the east side of the property there is a workshop/store and a modern two bay open timber barn currently used as a hay store. Lighting and power points fitted. Behind this is a brick storeroom with metal pitched roof and adjacent old outside toilet.

Set to the west side of the property is the:

Main Stable Yard

Purpose built of timber construction with Onduline roof comprising
Two 12' x 12' boxes
One 18' x 12' box

Lighting and power points.

All fronting onto large concrete yard which is enclosed by post and rail fencing. Separate gate leading to the lane.

Small gate leading to poultry run, poultry house and septic tank.

The Land

The land is situated directly opposite across the lane. Hard cored entrance leads to 20 x 40m manege built in March 2007 by Pegasus Arenas. PVC and sand surface. Purpose built muck store. The rest of the land comprises of well established permanent pasture - divided into four paddocks, ring fenced and enclosed by mature boundary hedges.

Services

Mains water. Mains electricity. Private drainage. Telephone (connected and available subject to normal transfer regulations, broadband available). There is a well which is situated at the front of the property. It is accessed via a manhole cover and could be reinstated should it be desired.

Local Authority

Herefordshire Council (Band F)

General and Situation

Wood Farm provides purchasers with an ideal opportunity to acquire a well presented residential property with excellent range of outbuildings, ideal for small livestock or private equestrian use. For those with equine interests there is good out riding in the local area along bridleways and numerous quiet country lanes with grass verges. Mortimer Forest

with extensive riding is just 10 minutes lorry ride away. The property is set in a rural location in between Tenbury Wells and Ludlow both of which provide excellent local facilities. Ludlow is world famous for its food festival and provides outstanding local food producers.



Offers in the region of £439,500 (freehold, no occupancy ties, non listed)

These property details are sent out as a general outline and do not constitute any part of an offer or contract. All measurements, distances and areas are approximate and for guidance only. Items that appear in any photographs may not necessarily form part of the purchase price and are shown for illustration purposes only.

