



Calvados, Church Lane, Orleton, Ludlow, Herefordshire SY8 4HU

Charming Detached Bespoke 3 Bed Single Storey Property

Offers Over £450,000



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Ludlow  
Herefordshire  
SY8 4HU  
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**LOCATION**

This delightful and individually built bungalow is set in a quiet no through road in the heart of the charming rural village of Orleton which offers a number of amenities to include two well thought of Pub/Restaurants, Village Hall, Shop with Post Office, Doctor's Surgery, Primary School, Church and thriving local community, with the historic town of Ludlow easily accessible for a good range of amenities, as is the smaller market town of Leominster.

**BRIEF DESCRIPTION**

Approached off Church Lane this bespoke designed detached single storey property offers a wealth of character and charm through. The design and build was overseen by the original architect owner to create a lovely light and airy property. From the driveway a pathway through the car port leads to the side of the property to the double glazed front door with matching double glazed panel to the side, this opens through to a spacious Reception Hallway with a door and steps leading down to the delightfully formal Dining Room with double glazed windows to both side elevations. This opens through to a Family Living Room, a lovely light room with double glazed windows to both front and rear elevations and a further double glazed door opening to the side terrace. A feature to the room is the brick chimney breast with recessed fireplace, quarry tiled hearth and inset Clearview Wood Burning Stove, there is also a door to the airing cupboard that houses the hot water cylinder and wood slated shelf above.

Also leading off the Dining Room is a Breakfast Area with double glazed window to the front elevation, space for breakfast table and pantry cupboard providing excellent storage. The Kitchen leads off and comprises a range of matching base and wall units with work surfaces to the base units, inset sink, planned space for cooker, electric two ring hob and integrated appliances to include fridge and dishwasher. Housed in the kitchen is the Oil Fired Central Heating boiler and there is a double glazed window overlooking the garden to the rear. The separate Utility Room has further cupboard storage, space and plumbing form washing machine, further space for chest freezer and door leading out to the rear garden.

From the Reception Hallway further doors lead of to all three bedrooms, the Principal Bedroom has double glazed windows to the front elevation with attractive oak framing forming a feature, built in double wardrobe and benefiting from an En-Suite Shower Room with suite to include an enclosed shower cubical, low flush wc and wall mounted hand wash basin with a double glazed window to the side elevation. Bedroom 2 is a further double bedroom with double glazed windows to both front and rear elevations and benefits from fitted bedroom furnishings to include two single wardrobes, cupboard storage and bedside

- Located In A Tranquil Position In The Heart Of The Well Serviced & Sought After Village Of Orleton.
- Individually Designed Detached Single Storey Character Property.
- Offering Centrally Heated & Double Glazed 3 Bed Accommodation, Including En-suite To The Principal Bedroom.
- All Set In Pleasant Mature Gardens Including Attached Car Port & Ample Driveway Parking.

cabinets. Bedroom 3 benefits from a built in single wardrobe and double glazed window to the front elevation. The Family Bathroom offers a suite to include a panelled bath with mixer tap and shower attachment over, low flush wc and hand wash basin with fitted cupboard/storage and double glazed window to the side elevation.

**OUTSIDE**

The property sits in a delightful mature garden and approached off Church Lane via a gravelled driveway providing ample off road parking with pleasant lawned front garden with mature shrubs and trees giving it an air of privacy. The driveway leads onto the attached, oak framed Car Port to the side of the property which measures 13'0 x 11'6 (3.96m x 3.51m) with power and lighting and access to loft space. Continuing through the Car Port to the side of the property is a lovely sunken sun terrace being predominantly paved with timber steps, outside lighting and pathway to the front door. There is a gate off the terrace leading to the enclosed rear garden which is predominantly lawn with a range of mature trees and shrubs to the boundaries and detached timber framed garden shed.

**SERVICES**

Mains Electricity, Water and Drainage  
Oil Fired Centrally Heated

**OUTGOINGS**

Council Tax Band: E

**LOCAL AUTHORITY**

Herefordshire Council. Telephone 01432 260000

**VIEWINGS**

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.







### ROOM MEASUREMENTS

LIVING ROOM - 16'8 x 13'3 (5.08m x 4.04m)  
 DINING ROOM - 13'3 x 9'9 (4.04m x 2.97m)  
 BREAKFAST AREA - 9'8 x 6'7 (2.95m x 2.01m) max  
 KITCHEN - 9'11 x 7'8 (3.02m x 2.34m)  
 UTILITY ROOM - 6'1 x 5'2 (1.85m x 1.57m)  
 BEDROOM 1 - 13'4 x 10'7 (4.06m x 3.23m)  
 BEDROOM 2 - 13'3 x 8'5 (4.04m x 2.57m)  
 BEDROOM 3 - 9'8 x 5'10 (2.95m x 1.78m)  
 BATHROOM - 7'1 x 6'7 (2.16m x 2.01m)

| Energy Efficiency Rating                                  |           | Environmental Impact (CO <sub>2</sub> ) Rating            |           |
|-----------------------------------------------------------|-----------|-----------------------------------------------------------|-----------|
| Current                                                   | Potential | Current                                                   | Potential |
|                                                           |           |                                                           |           |
|                                                           | 95        |                                                           |           |
|                                                           | 60        |                                                           |           |
| England & Wales<br><small>EU Directive 2002/91/EC</small> |           | England & Wales<br><small>EU Directive 2002/91/EC</small> |           |



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