



SAMUEL WOOD

5, Angel House Barns Angel Bank, Bitterley, Ludlow, SY8 3HS
Offers In The Region Of £210,000



Located on Angel Bank, near Ludlow, this charming two-bedroom single-storey barn conversion offers a delightful blend of modern living and stunning countryside views. The property is perfect for first-time buyers, those seeking a second home, or individuals looking to downsize in their retirement, all while enjoying the tranquillity of rural life. With no onward chain, this property presents a fantastic opportunity to move in without delay. Experience the charm of rural living in this delightful barn conversion, where comfort meets breathtaking scenery.

- Fantastic Views
- Two Double Bedrooms
- Bathroom With Separate Shower
- Courtyard Garden
- 2 Parking Spaces
- No Onward Chain

Upon entering, you are welcomed by a spacious reception hall that leads into a bright and airy living room, ideal for relaxation or entertaining guests. The accommodation features two generously sized double bedrooms, providing ample space for comfort and privacy. The bathroom is well-appointed, complete with a separate shower, ensuring convenience for all residents. The kitchen is functional and inviting, perfect for preparing meals while enjoying the scenic views.

Outside, the property boasts a low-maintenance courtyard garden, offering a serene outdoor space to unwind and appreciate the beautiful views of the countryside. Additionally, there are two parking spaces, providing ease and accessibility.

Services: We understand that the property has electric heating, mains electric, mains water and shared private drainage between 5 properties. Windows are double glazed.

Agents Note: There is a maintenance charge for the communal lighting, hedge cutting maintenance of communal areas and the sewage treatment plant. The charge for 2025 is £500

Broadband Speeds: 14 - 80 Mbps

Flood Risk: very low

Tenure: We understand the tenure is Freehold.

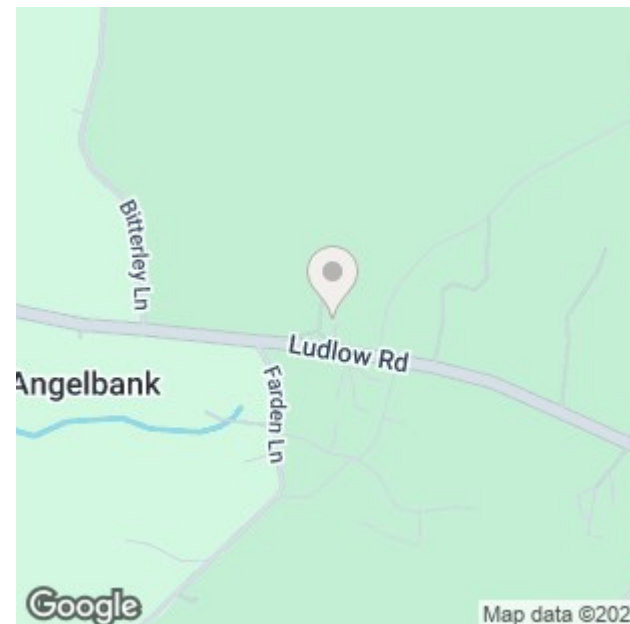
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Floor Plans



Ground Floor
Floor area 68.2 sq.m. (735 sq.ft.)

Total floor area: 68.2 sq.m. (735 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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