



6 The Laundry,  
Seifton, Ludlow, Shropshire, SY8 2DH







# An idyllic country cottage situated on the edge of a rural hamlet with a large garden.

Ludlow Town 7.2 miles, Leominster 18 miles, Shrewsbury 25 miles

Entrance hall | Sitting room | Kitchen/dining area | Two bedrooms | Bathroom | Garden Shed | Garden | EPC: F

## The Property

6 The laundry is a charming double fronted stone Cottage with many original character features and exposed beams. it benefits from a large garden and an ample parking area.

The ground floor comprises; a large sitting room with a log-burning stove, wooden floors which run throughout the ground floor and exposed beams. The kitchen boasts good space for dining and is fitted with units, a Belfast sink and an oil-fired Aga. The family bathroom can be found on the ground floor, fitted with an electric shower, toilet and sink. The utility room is adjacent, which offers further units, space for a fridge freezer and plumbing for washing facilities.

The first floor comprises: a spacious landing with two double bedrooms. The main bedroom has a vaulted ceiling

and enjoys a wonderful view. Bedroom two has a high ceiling and exposed beams with an original cast iron open fireplace. A built-in airing cupboard can be found in the corner of the room.

## Outside

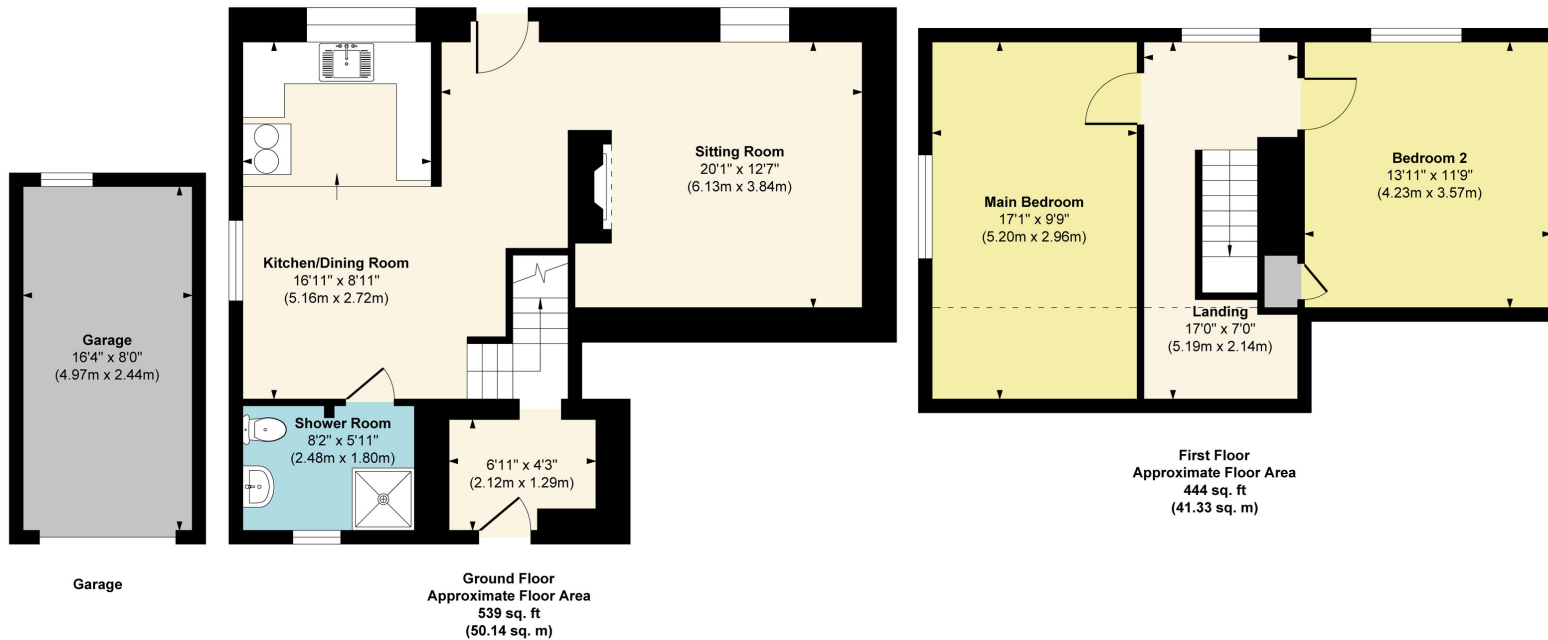
The property is approached over a shared driveway leading to ample parking. Opposite the front door and across the drive is the garden. It can be accessed through a wooden gate and it is filled with a number of fruit trees, flowers and shrubs. The garden is partly laid to lawn and has raised wooden beds. There is also a small pond and a seating area for al-fresco dining. A garden shed and log store is located to the side of the property.

## Situation

The property is situated in the rural hamlet of Seifton, which is just 3 miles East of Cravens Arms and 8 miles North/West of Ludlow, both market towns offering all of the day to day amenities required, including supermarkets, cafes, restaurants and much more. Schooling in the area is good with primary and secondary schooling in both Craven Arms and Ludlow. Connections are also very good with the A49 at easy reach and train stations, again, in both Craven Arms and Ludlow.



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**Approx. Gross Internal Floor Area 983 sq. ft / 91.47 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**Directions:** From Ludlow, head North on the A49. Proceed for about 2 miles and turn right signposted for Ludlow Racecourse. Follow the road for 4 miles and the property is on the left, proceed over the shared drive to 6 The Laundry.

What3words - ///SkirtIng.dishes.belt

**Local Authority:** Shropshire Council.

**Services:** Shared septic tank. Oil central heating.

**Council Tax:** Band C

**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.

**Viewings:** Strictly by appointment via Mark Wiggin Estate Agents.

 **MARK WIGGIN**  
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