



Montrose
Green Lane, Orleton, Herefordshire, SY8 4JE



A beautiful detached property offering spacious and flexible accommodation with exceptional panoramic views situated on the edge of a superb village.

Orleton village shop 0.5 of a mile, Ludlow 5.2 miles, Hereford 17.5 miles

Porch | Large open plan kitchen/breakfast room | Utility room | Garden room | Sitting room | Dining room | Studio | Study/bedroom 4 | Shower room | Principal bedroom with balcony & en-suite shower room | Two further double bedrooms | Family bathroom | Storage | Garden store | Wood store | Garage | Garden | Terrace | Exceptional far-reaching views | EPC: D

The Property

Montrose has been extensively and tastefully renovated by the vendor to create wonderfully spacious and flexible accommodation throughout. The property occupies an idyllic edge of village location that is walking distance to all the village has to offer and boasts the most tremendous panoramic countryside views.

Upon entering the property, there is a useful porch which offers ample built-in storage. The kitchen/breakfast room is a wonderful space that has been beautifully remodelled to create a light and modern room throughout. The kitchen has a fully fitted solid wood Mobalpa kitchen with granite worktops including integrated Liebherr fridge/freezer and Siemens dishwasher, integrated ovens, warming drawer, microwave and induction hob. There is a superb central island providing seating and a built-in

power point. The kitchen benefits from under floor heating. Adjacent is the useful utility room providing further units, a Belfast sink and granite worktops. There is an external door accessing the gardens. The superb hexagonal garden room enjoys exceptional views from every aspect. There is also a French door opening to the gardens. The sitting room offers wonderful proportions and French doors leading to the gardens. There is a Clearview wood burning stove. Glazed doors open into the spacious dining room which also has a French door. The studio, which the vendor currently uses as an exercise studio, could provide possibility for a wide range of uses including a further bedroom if required. There is a superb study room that is fully fitted with units including a built-in pull down 3/4 bed and wardrobe. There is a modern shower room adjacent. The bedroom and shower room on the ground floor are ideal for

multi-generational living. On the first floor, the principal bedroom is a beautiful room boasting spacious proportions with a balcony enjoying the magnificent far-reaching views. The bedroom benefits from a modern en-suite shower room with underfloor heating. There is superb eaves storage accessed from here. There are two further spacious bedrooms both offering fitted wardrobes. A newly fitted family bathroom services the first floor and offers modern facilities and a beautiful free-standing bath with a shower attachment.

The vendor has extensively remodelled the entire property to create a wonderful spacious and flexible property throughout. All of the interior doors have been replaced in solid oak or oak with glass.





Outside

The property offers a beautiful private garden enjoying the most exceptional panoramic views. There is a wonderful terrace, ideal for seasonal al-fresco dining and entertaining. The garden is mainly laid to lawn with some exceptionally well-stocked borders throughout. There are also some apple trees and an espalier pear tree. There are raised herb and vegetable beds.

There are taps to the front and rear, which have hot and cold water, ideal for pets. There is an electric charging point for electric/hybrid vehicles.

There is a useful garden store with a work bench and a vice. There is also electric supply. A covered wood store provides further storage. There is also a single garage.

Situation

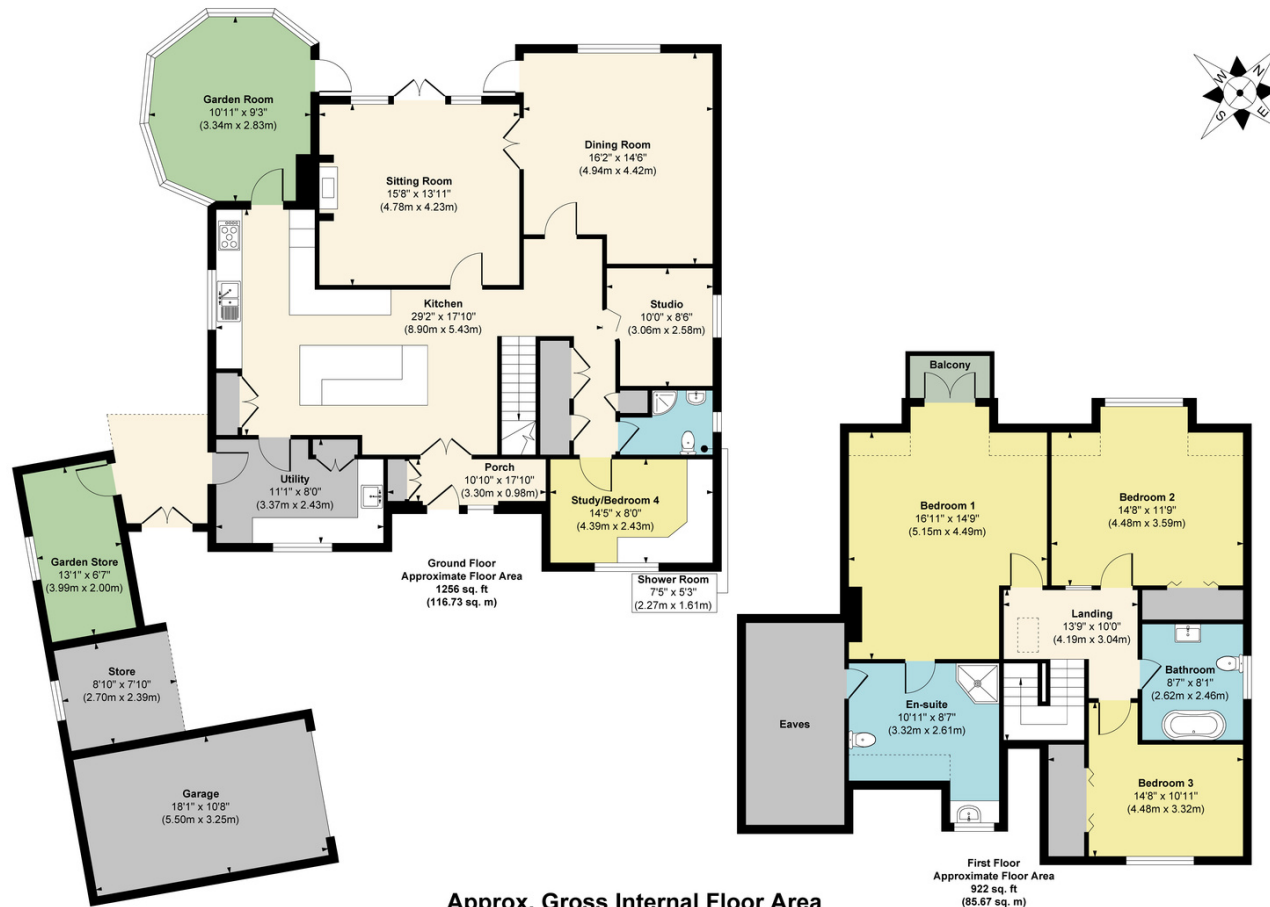
Montrose sits on the edge of the superb village of Orleton. The village benefits from a wonderful community feel and has a village store/post office supplying local produce and two superb pubs, all within walking distance of the property. The village is surrounded by glorious countryside providing exceptional walking opportunities.

Just further afield, the vibrant and historic market town of Ludlow offers a further range of day-to-day amenities including supermarkets, cafes, restaurants and much more. There is also a train station. For a wider shopping experience, Hereford can be reached at around 40 minutes away.

The village offers a brilliant primary school and secondary education can be found in the nearby towns. Independent private schools, Moor Park and Lucton School, are within easy reach.



Montrose, Orleton, Ludlow, SY8 4JE



Approx. Gross Internal Floor Area
Main House = 2178 sq. ft / 202.40 sq. m
Garage = 192 sq. ft / 17.87 sq. m
Garden = 240 sq. ft / 22.35 sq. m
Store = 69 sq. ft / 6.45 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 Orleton, turn up by The Maidenhead signposted for 'Orleton Rise'. Proceed up Green Lane for a short distance and at the brow of the hill turn left at the private road sign. Find Montrose in the far left corner.

What3words: ///blues.unpainted.space

Local Authority: Herefordshire Council.

Services: Mains water, electricity and drainage. Oil fired central heating. Oil fired under floor heating to kitchen and hallway. Electric underfloor heating to en-suite shower room.

Council Tax: Band G

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.

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