



The Laurels, Bache Mill  
Diddlebury, SY7 9JX

Auction Guide  
£190,000

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# The Laurels, Bache Mill

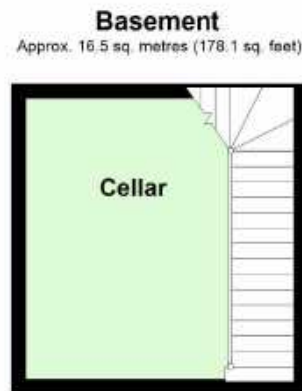
## Diddlebury

For sale by PUBLIC AUCTION on Thursday 26th September is this charming two bedroom detached cottage which offers characterful accommodation, parking and front and rear gardens situated in the rural hamlet of Diddlebury.

- Period detached cottage
- Two bedrooms
- Two reception rooms
- Front and rear gardens
- Good accessible location
- FOR SALE BY PUBLIC AUCTION

### Directions

From Ludlow head north on the A49, turning right towards Ludlow Racecourse. Continue through Culmington and at the junction turn right, continue to Diddlebury where the property can be found on the left hand side as indicated by our for sale board. To access the parking, turn left immediately after the property and take the first left hand turn, follow the track and the property's driveway is the last on the left.



Total area: approx. 113.6 sq. metres (1222.8 sq. feet)

Introduction

An opportunity to buy a pretty, two bedroom detached cottage with far reaching views to the front over open fields and beyond. The cottage boasts character features including lots of exposed stone and has lots of potential to create a stunning period home. The accommodation comprises; porch/boot room, utility, cloakroom, kitchen, dining room, living room, cellar, two bedrooms and shower room. The property also boasts front and rear gardens and driveway parking. Give us a call to arrange your viewing appointment and bring your creativity along with you. FOR SALE BY PUBLIC AUCTION.

Property description

Drive along the country lane and turn into the un-made up private road to a pretty intimate collection of cottages, walk up the gravelled drive into the front garden. Through the front door you immediately enter the living room with exposed stone walls and a feature fireplace currently housing an electric wood effect log burner with oak mantle over, beamed ceiling, windows to both the front and rear with the front window having a pew style window seat with useful storage beneath. There are two further doors from the living room, one leads you down to a cellar with light, the other to the dining room. The dining room again has feature stone walls, windows to front and rear and a cupboard housing the meters, there is also a brick fireplace, dado rail and stairs leading to the first floor. A door opens into the kitchen with a range of floor and wall units, stainless steel sink and space for oven. There is also a wall mounted oil fired boiler and space to put a small table and chairs. The window over the sink looks over a useful porch/boot room which STPP could be converted to either enlarge the kitchen or make a family room. From the boot room there are two further rooms one could be a utility room and the other currently holds a pedestal wash hand basin (there is a soil pipe there to install a downstairs toilet) . The porch/boot room also has doors to both the front and rear garden. Take the stairs to the first floor and there are two double bedrooms and a family shower room. Both bedrooms have windows to front aspect, taking full advantage of the far reaching views. There are radiators in both bedrooms and the landing, the landing having a window offering natural light. The second bedroom has access to the loft.

Gardens and parking

The front garden is accessed via a shared driveway with gravelled drive and pathway. There is also a drystone wall and a grass bank to the right of the path (this is council owned but has been maintained by the current owner for many years). The property benefits from a gravelled parking area which has numerous sheds and offers parking for two cars. The rear garden area is accessed from stone steps which lead to a patio area which has numerous sheds and is also a sun trap. From the patio there is a flat lawned area which again gets lots of sun, this is currently a blank canvas but is a great space for a keen gardener.

Location

Diddlebury is a small parish and lies on the river Corve, having a church, primary school and local shop all near by. With Craven Arms being just 5 miles away and the medieval town of Ludlow 8 miles away; both offering a number of shops, mostly being locally sourced, post office, supermarkets, banks and schooling. Ludlow also boasts a secondary school and College for further development. The property is also only approximately 40 minutes drive from both Shrewsbury and Telford, making it great for commuting.

Services

Mains electricity and water are connected. Septic tank. Oil heating. Council Tax Band C.

Method of Sale

The property will be sold by auction on Thursday 26th September at 6pm sharp at Luctonians Sports & Social Club in Kingsland, unless previously sold. The successful bidder will be required to sign the contract and place a 10% deposit down on the evening with completion and the balance paid 28 days later.

Auction pack and solicitors

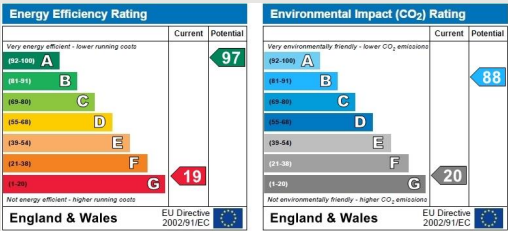
The auction pack will be available for inspection at least 7 days before the auction. Solicitor: Mr Andrew Whittle of Greens Solicitors, 9/10 King Street, Ludlow, SY8 1AQ / 01584 873918 / andrew@greensolicitors.com

Anti-money laundering (AML) requirements

To comply with the above you will be required to provide two pieces of valid ID per buyer on the evening of the auction. The ID required consists of a valid passport or photo card driving licence and a utility/bank statement showing your current address.

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MONEY LAUNDERING REGULATIONS Require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.  
\* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

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more information  
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