McCartneys
Since 1874

We're **Your Property Experts...**

# Walnut Cottage, 5 Orleton Court, Orleton, Ludlow, SY8 4HS

## Offers in the region of £310,000

A Three Bedroom Semi Detached Home in the heart of this sought after village. Hall, Sitting Room, Dining Kitchen, Conservatory and Cloakroom. En Suite to the main Bedroom. Enclosed Gardens. Available with no upward chain. Viewing recommended.







McCartneys
Since 1874

The pretty village of Orleton is just 5.5 miles south of historic Ludlow. With a thriving community Orleton is one of the area's most popular villages with two local pubs to include the highly rated and community owned Boot Inn. There is a village shop with post office, a doctor's surgery, village hall and local church. There is a primary school with nursery and Orleton falls within the catchment area for the highly regarded Wigmore secondary school. There are also two well respected private schools within 5 miles.

Walnut Cottage is located in the heart of the village in a small private development. Constructed in 2003 the property is a semi detached three bedroom home with oil fired central heating and double glazing. Please note the oil tank will require replacement.

Approached over a gravelled driveway a pathway leads to a side canopy porch and an entrance door opens to

The property comprises the following accommodation (measurements are provided for identification only):

**Reception Hall** - With tiled floor and stairs rising to first floor with under-stairs cupboard. Doors open to



**Cloakroom** - With wc and wash basin. Tiled floor and double glazed window to side.

**Sitting Room - 16'2" x 11'1" (4.93m x 3.38m)**
With double glazed windows to side and front, feature fireplace and tiled floor.



**Dining Kitchen - 16'3" x 8'8" (4.95m x 2.64m)**
With a tiled floor throughout. Appointed with a range of wall and base units with integrated electric oven, integrated ceramic hob and extractor hood. Space and plumbing for washing machine and space for full height fridge freezer. Oil fired central heating boiler. Window to rear, ample space for table and chairs and double doors opening to



**Conservatory - 9' x 7'3" (2.74m x 2.2m)**
Of UPVC construction with tiled floor and windows and doors opening to garden.



**First Floor** - Landing with doors opening to

**Bedroom One - 11'7" x 11'1" (3.53m x 3.38m)**
With wood effect flooring, window to front, built in double wardrobe and door opening to

**En Suite Shower Room** - With shower cubicle, wash basin and wc. Window to side.

**Bedroom Two - 9'1" x 8'8" (2.77m x 2.64m)**
With wood effect flooring and double glazed window to rear.

**Bedroom Three - 8'9" x 6'10" (2.67m x 2.08m)**
With wood effect flooring and double glazed window to rear.

**Bathroom** - Appointed with a white suite of panelled bath with shower attachment over, wash basin and wc. Part tiled walls and double glazed window to side.

**Outside** - The rear gardens have a paved and gravelled areas, two garden sheds and mature shrubs.

**Agents Note** - Restrictive Covenants - None that we are aware of.

Mobile & Internet Coverage - Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

**Anti Money Laundering Checks** - Anti Money Laundering Checks - AML checks will be undertaken for successful buyers and there is a fee of £30 including VAT per person payable.

**SERVICES:** We are informed that the property is connected to Mains water, electricity and drainage are connected to the property.
**HEATING:** Oil fired central heating. Please note the oil tank require replacement and is not fit for purpose.

**NOTE:** The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

**COUNCIL TAX:** Band C

**TENURE:** We are informed that the property is of freehold Tenure.

**DIRECTIONS:** From Ludlow proceed south on the A49. At Woofferton turn right on to the B4362 signposted Presteigne.

Continue along and turn left signposted Orleton village. Go past the school on the left and you will come into Kitchen Hill Road. Take the fourth turning on the right into Mortimer Close and the first left into Orleton Court. The property is located on the right hand side.

**VIEWING:** By appointment through selling agents – McCartneys LLP: 01584 872153

**Opening Hours:** Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am – 12 noon.

**Details Last Updated:** Tuesday, 22 September 2026

**NOTICE** Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

**Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.**

MCCARTNEYS LLP
REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4BH. Tel: 01584 872251.
REGISTERED NO: OC310186







McCartneys
Since 1874













McCartneys
Since 1874

# Orleton Court, Orlet

Approximate




