



The Graig

Ludlow | SY8 3PG



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A captivating 9-bedroom country residence offering almost 9000 sqft of versatile accommodation, set in just under one acre with beautiful country views. Having been previously run as a AA 5* rated boutique Bed & Breakfast but now utilised as a delightful large family home, located just 5 miles east of Ludlow.

The Graig has been a family home for over 50 years and has been thoughtfully extended and renovated over the years, providing extremely versatile accommodation, ideal for a larger family or multi-generational living.

Ground floor accommodation

On the ground floor the west wing provides bedroom accommodation and the east wing provides reception and living accommodation; which was utilised when operated as a 5* AA rated bed and breakfast.

A large split level reception/sitting/dining room offers wonderful views out to the garden and terrace and leads to a second reception room featuring a brick fireplace with log burning stove. This room leads into a breakfast room and then to the kitchen which was used for catering purposes with a large walk in pantry. A laundry and conservatory are accessed from the kitchen.

There are 5 bedrooms, all benefitting from superb en-suite facilities, 3 of which are accessed from a separate access from the driveway allowing privacy to the principal house.





To complete the ground floor is a well-proportioned large breakfast kitchen with island with access to outside, stairs leading to the first floor and a door leading to a separate hallway with own access to outside; perfect for a dependant as self-contained.

First floor accommodation

There are two staircases leading to the first floor: one from the kitchen and the other from the main entrance hallway.

There are four bedrooms to include one superb master with large en-suite with free standing bath, dressing room and offering plenty of storage. To complete the first floor is a bathroom and two further spacious reception rooms.

One of the reception rooms located on the first floor features a vaulted ceiling. This split-level large room draws you to the glorious countryside views. The second reception room has kitchen facilities and again benefits from wonderful views to the surrounding countryside.

Outside

A well mature garden has a wonderful array of plants, shrubs and trees. Featuring a large natural wildlife pond to the front of the property and offering captivating countryside views. To the side and rear of the property are pathways, a greenhouse and an extensive patio area; ideal for entertaining.

An attractive sweeping gravelled driveway provides ample parking.

Services: Oil heating, private drainage

Tenure: We understand the property to be freehold

Local Authority: Wyre Forest District Council

EPC C.





Council Tax Band: G

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

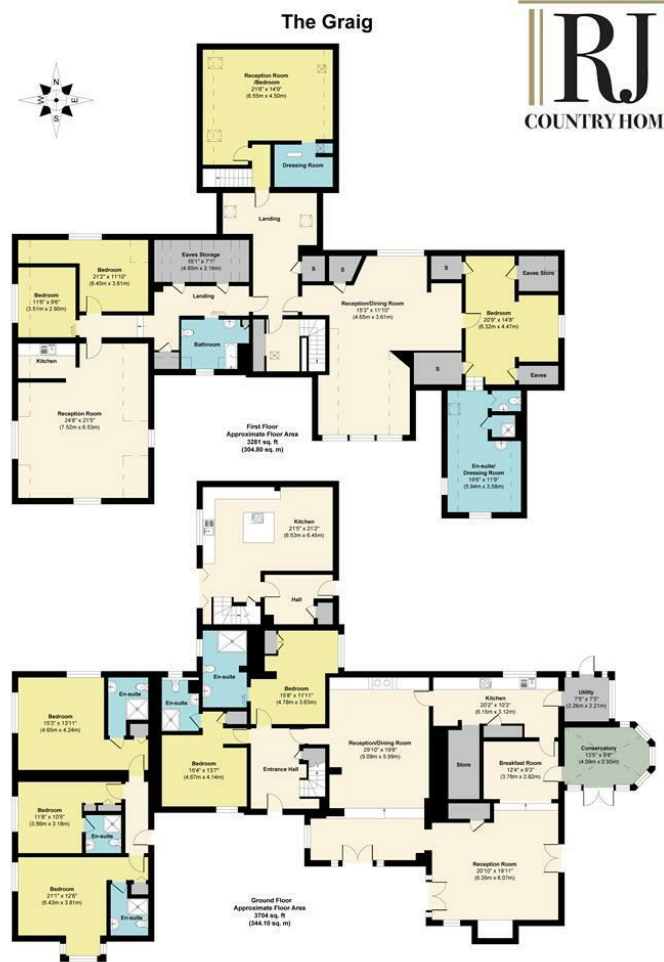
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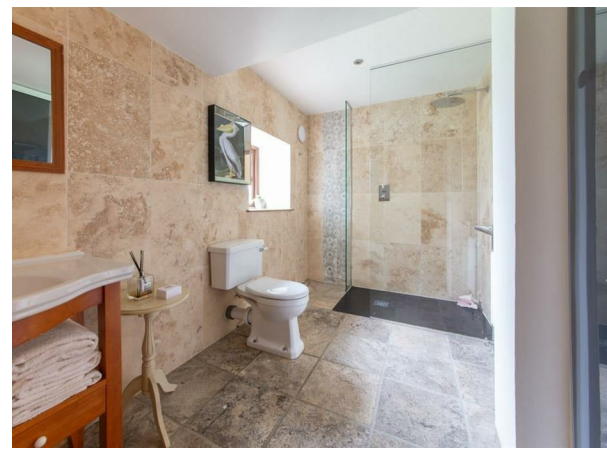
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Approx. Gross Internal Floor Area 6985 sq. ft / 648.90 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Energy Efficiency Rating	
Current	Potential
72	78

Environmental Impact (CO ₂) Rating	
Current	Potential
72	78

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.