

The Garden House, Dinham Hall, Ludlow





A stunning conversion of period grade II listed buildings within the grounds of Dinham Hall providing superb accommodation, private garden and secure parking.

Summary of accommodation

Ground floor Hall | Sitting room | Open plan Kitchen / dining and family room | Utility / WC | Bedroom with ensuite

Lower Ground Floor Two double bedrooms | Bathroom | Store

Garden and grounds Private garden with terraces | Garden store | Two parking spaces – one with EV charging point.

Distances

Ludlow market square 200 meters, Ludlow train station 0.6 miles
(Distances approximate).

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Situation

Dinham is one of the most sought after locations in Ludlow, given its proximity to the town centre being just a short level walk away, the castle and its gardens and the array of beautiful listed buildings that form the street.

The River Teme, The Breadwalk and access to Whitcliff Common are just a short distance down the hill and the train station is just over half a mile by foot. Ludlow has a deserved reputation for its market, independent shops, cafes and restaurants with the County town of Shrewsbury 30 miles to the north and Cathedral city of Hereford to the south providing a wider range of facilities.

The Garden House

Quite possibly one of the most unique properties to be available in Ludlow's town centre, The Garden House provides an exceptional opportunity to own a freehold property that has a superb amount of accommodation, its own garden and parking for two cars in a high quality development that is part of the Grade II listed Dinham Hall – possibly one of Ludlow's finest buildings and locations.

Extending to just over 2000 sq. ft of living space that is mainly on one floor, it provides accommodation that is well planned, spacious and fits with modern contemporary living within a period building.

The front door opens into the entrance hall off which are doors to the sitting room and an impressive open plan kitchen / dining / family room.

The sitting room has exposed beams and double doors that open onto the Juliette balcony with views out over the gardens of Dinham Hall to Whitcliffe beyond.

The Kitchen is an incredible space with a large lantern light and large windows overlooking the terraces and garden that allow in a great deal of light. The kitchen has been fitted out with a large number of cupboards and drawers, range cooker and integrated appliances. A central island provides excellent works



surface space and has a breakfast bar. To the side of this is a seating area with vaulted ceiling. The dining area sits under the lantern and there are doors out onto the terrace and garden. Off the kitchen are storage areas and a utility / WC.

The principal bedroom is set off a rear hallway and has a large ensuite shower room and windows that overlook the garden.

Off the hallway is a landing / study area with stairs to the lower ground floor where there are two further double bedrooms and a further shower room. Under the stairs is a useful storage area.

Gardens and grounds

The development of Dinham Hall sits in private grounds over which access to The Garden House is obtained. There are two private parking spaces allocated to this property set in the parking area which is accessed via electric gates. One of these spaces is fitted with an electric vehicle charging point.

The access from the car park is to the front of the main hall into the privately owned garden and terraces that have been attractively laid out with lawns and borders with gravelled pathways winding through.

There is an undercroft that runs from the lower terrace into a very useful garden storage area and in turn into a sunken garden.

Directions (Postcode SY8 1EJ)

From Castle Square, head along Dinham and the property is located just before the road bends.





Property information

Services: Mains water, electricity and drainage. Gas central heating with part electric underfloor heating.

Local Authority: Shropshire County Council.

Council Tax Band: Council tax band to be assessed.

Tenure: Freehold. A small management company charge will apply to the parking spaces.

Viewings

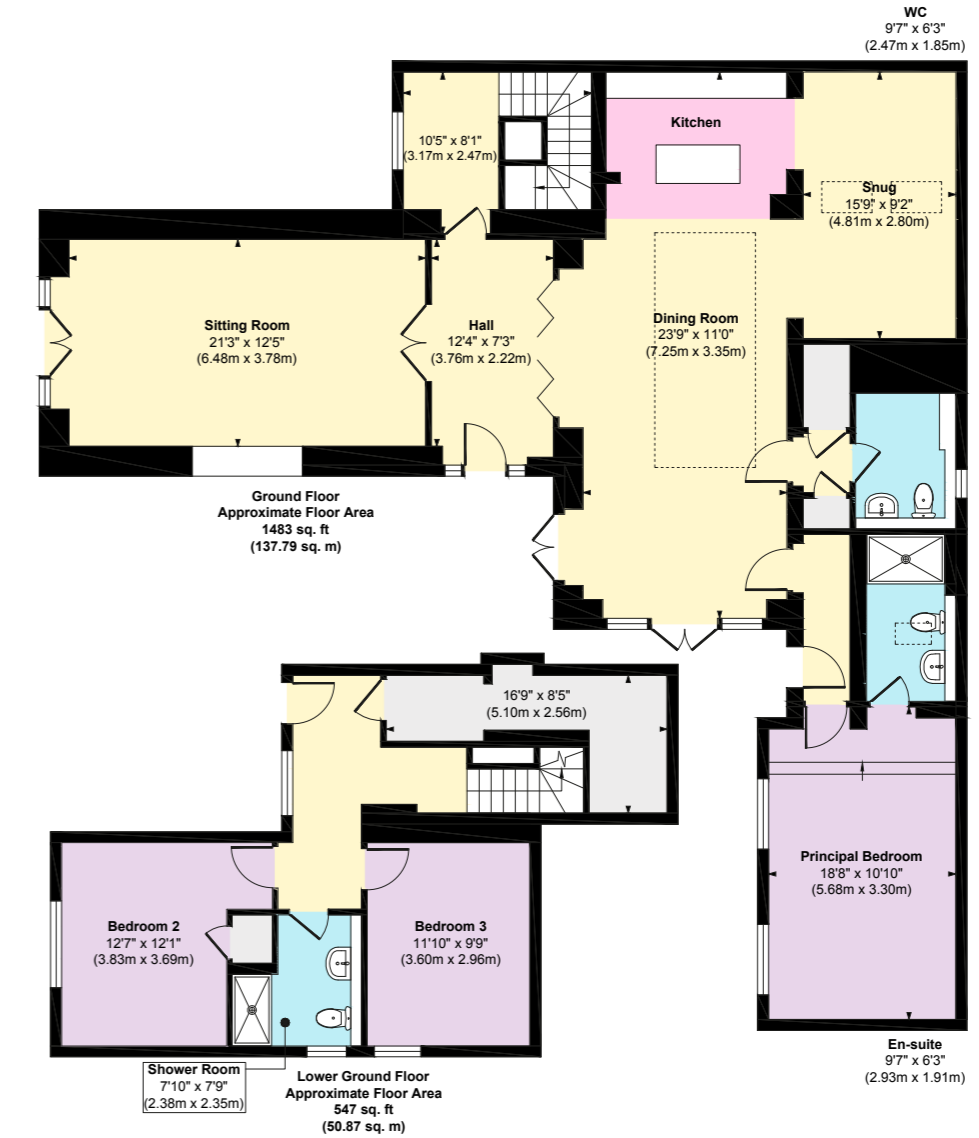
All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank.



The Garden House

Approximate Gross Internal Floor Area
Total = 188.66 sq m / 2,030 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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