



# BLOCSPHERE

PROPERTY MANAGEMENT



## Ledwyche House , Ludlow, SY8 3ET Offers in the region of £300,000

- \* Grade ii\* Listed
- \* Two bedrooms
- \* Steeped in history and character
- \* Rural setting 3.5 miles from High Street
- \* West Facing with countryside views
  - \* Spacious driveway
- \* Kitchen with integrated appliances
  - \* Large lounge and dining room
  - \* Attractive gardens with fruit trees
    - \* Two storey workshop
    - \* Conservatory

## Introduction

Grade ii\* Listed Ledwyche House has a delightful, secluded rural setting on the outskirts of the market town of Ludlow, steeped in history, it overlooks Ledwyche Brook and neighbouring fields with the added advantages of a convenient, generously sized driveway and being just 3.5 miles from Ludlow High Street, and the Market Square, approximately 10 minutes by car or 13 minutes via the 292-bus route.

Ledwyche House is formed from the west wing of Henley Mill which dates from the 17th Century. Henley Mill, notable for its two overshot steel water wheels and complete watermill mechanism, was listed in October 1986, Heritage England List Entry Number 1383674, in recognition of its intact water wheel mechanism and many period features that include multi-pane casement windows with segmental brick arches over, plain tiled roofs and ornamental brickwork, with alterations in the 18th, 19th and 20th Centuries and was converted into three residential properties in 1987. Ledwyche House is understood to have also been used as a meeting hall for the hamlet of Henley at which time the current living room was open to the vaulted roof and overlooked by a mezzanine floor.

Arranged over two floors the two bedroom, semi-detached accommodation features heavily beamed walls and ceilings, oak doors with Suffolk latches, tiled floors, a Morso multifuel stove in the living room and a kitchen with oak doors and integrated quality appliances. the hardwood conservatory and paved terraces overlook the garden, the stone boundary wall, and Ledwyche Brook, a minor tributary of the River Teme that has its source south of the Brown Clew Hill, and a field beyond, Ledwyche Brook forms part of the county boundary between Shropshire and Herefordshire at Burford. A semi-detached, two storeys, brick-built workshop with pitched tiled roof alongside the driveway, with the first floor currently accessed via a loft door in the gable end, could, subject to planning permission, be converted to provide additional accommodation or a holiday let.

The thriving Medieval market town of Ludlow, founded in the 11th Century, 28 miles south of the county towns of Shrewsbury and 23 miles north of Hereford respectively, is located at the confluence of the rivers Teme and Corve, and alongside the A49 which bisects the county to the north and south, is notable for nearly 500 listed buildings, many of which are Tudor half timbered, a castle, regular food and drink festivals, gastronomy and a market held in the Market Square a number of times each week.

## Entrance Hall



Accessed via an oak part glazed front door and with oak doors with Suffolk latches leading off to the open plan Living/Dining Room, kitchen and cloakroom. Featuring ceramic tiled floor, tall wall mounted cupboard with double doors and work surface to side with built in wine fridge under, telephone point.

### Cloakroom

fitted with a suite comprising low flush W.C. and vanity wash hand basin with mixer tap and cupboard under, obscure glazed window to front, decorative ceramic wall tiles and ceramic tiled floor.

Kitchen 10' 7" x 10' 6" (3.05m 2.13m x 3.05m 1.83m)



Featuring a beamed ceiling and multi-pane casement window facing west and overlooking the garden and fitted with an attractive range of oak fronted kitchen furniture comprising floor mounted cupboards, drawers, granite style round edge worksurfaces with inset stainless steel single drainer sink unit and mixer tap, oak island unit with built in cupboard and wine storage, wall mounted cupboards, quality built in appliances, Bosch built in double oven with a Panasonic microwave over and set into a tall oven housing, Bosch ceramic hob, extractor hood, integrated dish washer and washing machine, ceramic tiled floor, floor mounted Worcester Green Star Camray 18/25 oil fired central heating boiler, central heating radiator, oak door with Suffolk latch to the open plan Living/Dining Room

Living and Dining room 20' 8" x 18' 7" (6.10m 2.44m x 5.49m 2.13m)



A delightfully spacious room with multi-pane west facing casement window overlooking the garden and featuring a Morso Squirrel multifuel stove inset in a fire place with log storage under and mantle beam over., central heating radiator, ceramic tiled floor, part glazed door to conservatory, oak door with Suffolk latch to entrance hall, staircase with oak treads to first floor

Conservatory 9' x 8' 3" (2.74m x 2.44m 0.91m)



Accessed from either the Living/Dining Room or two doors to the garden, the conservatory faces west and overlooks the garden, brook and neighbouring field. Ceramic tiled floor, wall mounted electric heater.

Landing 14' 5" x 7' 5" (4.27m 1.52m x 2.13m 1.52m)



A most generous space with roof light installed in the early 20th Century, and currently utilised as an open bedroom, would also work as a study area but could also, subject to planning permission for a roof light, be a third bedroom. Oak floor boards, built in airing cupboard with oak door and water tank, central heating radiator. Oak doors with Suffolk latches radiate off to the bedrooms one and two and the bathroom.

Bedroom One 13' 3" x 7' 5" (3.96m 0.91m x 2.13m 1.52m)



Featuring a heavily beamed wall and wall panelling this room overlooks the garden and brook via a west facing casement window. Oak floor boards, central heating radiator.

Bedroom Two 10' 92 x 9' 3" (3.05m 28.04m x 2.74m 0.91m)



South facing casement window with views of the two storey workshop, garden and drive, oak floor boards, central heating radiator.

## Bathroom



Fitted with a shaped corner bath with Triton T80 shower unit over, vanity wash hand basin with mixer tap and cupboard under, low flush W.C., ceramic wall and floor tiles, rooflight.

Workshop 18' 8" x 7' 5" (5.49m 2.44m x 2.13m 1.52m)



Accessed via double opening doors from the driveway or at first floor level by a loft door. The agents believe that this brick built building represents potential, subject to planning permission for conversion to provide additional accommodation or even a holiday let.

## Gardens



The gardens are a most attractive feature of the property. The two paved terrace areas take advantage of the west facing, secluded and private position, and the borders and rockery, sheltered by a stone boundary wall are stocked with a wide variety of cottage plants and have a shaped lawn with inset apple trees.

## Driveway



The secluded driveway is the first drive on the left handside, just beyond Ledwyche Bridge, if approaching from the Ludlow direction. The gravelled driveway runs parallel to the boundary wall, with shrubs and wild borders to the side, and opens up to two car parking spaces alongside the garden although there is space on the driveway for a number of vehicles ,

## Property Listing

The National Heritage List is a unique register of our countries most significant buildings and sites. Ledwyche House is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The full listing of this Grade ii\* Listed Property can be seen at <https://historicengland.org.uk/listing/the-list/list-entry/1383674>

## Tenure

We understand that the property is freehold although prospective purchasers should request that their legal advisors confirm the tenure.

## Local Authority

The local authority is Shropshire County Council. The property is in Council Tax Band E with the local authority reference number 3105017050558000

## Services

We understand that mains water and electricity are connected to the property, the central heating is oil fired and drainage is via a private system.

## Energy Performance Certificate

Ledwyche House has an Energy Performance Certificate, 3400-6224-0522-8225-3273 valid until 22nd Feb 2033. The property currently has an E Energy Rating.

## Agents comments

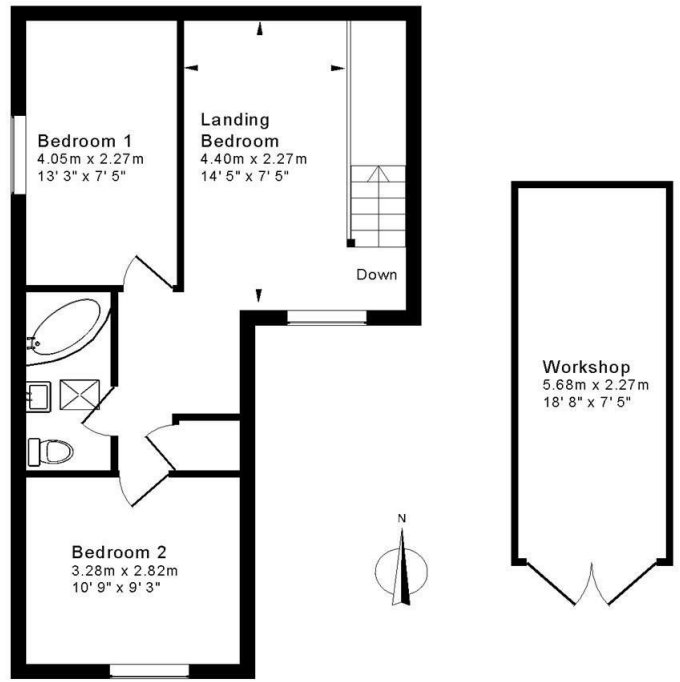
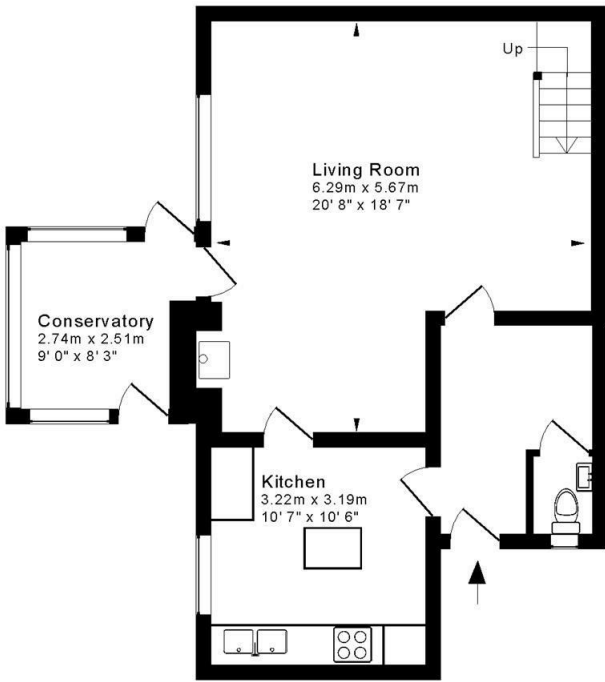
We can not think of a better purchase in the area for the money, this character cottage is steeped in history, has a delightful position overlooking Ledwyche Brook and the neighbouring field, there is plenty of car parking space on the private driveway and lots of potential and is only a ten minute drive from Ludlow High Street. Ledwyche House should appeal to a wide range of purchasers including those seeking a holiday home or let. It has many of the conveniences, good size garden, views,

driveway car parking etc not often found in a town cottage.

#### Viewing

All viewings are to be arranged via the properties sole agents, Blocsphere Property Management Ltd, telephone 03333 601 601 or email; [sales@blocsphere.co.uk](mailto:sales@blocsphere.co.uk)

# Floor Plan



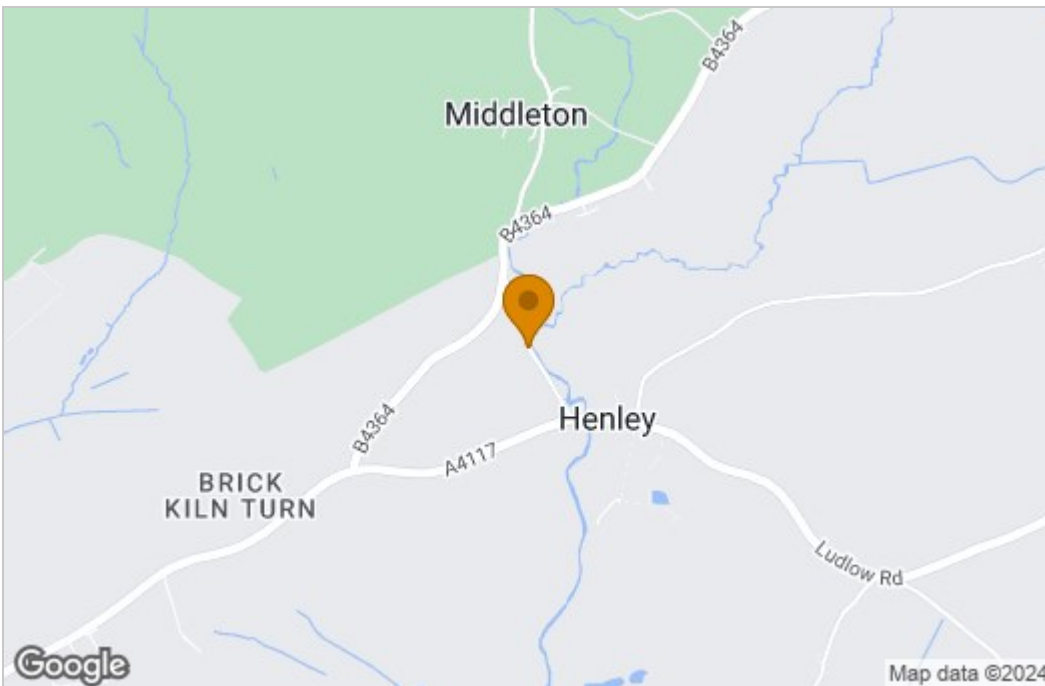
## Ground Floor

Approx. Gross Internal Floor Area : 1,255 Sq. Ft. / 116 Sq. M  
Includes Conservatories, Garages, Porches etc.  
Plan Ref. 300-808j

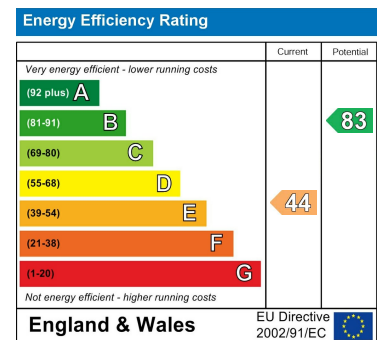
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

## First Floor

# Area Map



# Energy Efficiency Graph



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