



ASHFORD HALL, OVERTON ROAD

Ludlow, Shropshire, SY8 4AD



AN EXCEPTIONAL GRADE II* LISTED PERIOD HOME

A stunning Grade II* listed residence set in 37 acres of gardens and parkland, available for the first time in over 50 years.



9



6



4

EPC

n/a

Local Authority: Shropshire Council

Council Tax band: H

Tenure: Freehold

Services: Mains water and electricity. Oil fired central heating. Private drainage.

Agents Note: Drainage is non-compliant.

Guide Price: £1,500,000



ASHFORD HALL, LUDLOW

A much-loved family home that has been well maintained and is full of its original charm with period features including mouldings and fireplaces. Whilst requiring modernisation and updating throughout, over the last four years a full schedule of works has been carried out to repair the roof and parapets of the house.

Accommodation is arranged over three floors with extensive cellars with adjoining buildings to the rear and a Coach House. The opportunity to create an exceptional family home or possible commercial venture of this scale is rare to find.

Listing Reference:
Ashford Hall - 1383604
Walled Garden - 1383605









THE PROPERTY

A grand entrance hall at the front of the house has a magnificent staircase rising through the property. Doors open from the hallway into the drawing room and dining rooms that overlook the gardens. To the rear of the hallway is a snug.

The kitchen is a good size and has ancillary rooms of pantry and utility. To the rear of the house are converted outbuildings currently used as a study and playroom, with secondary staircases rising up through this section.

On the first floor in the front section of the house are four-bedroom suites with a further three and additional bathroom to the rear.

The second floor has great scope for additional bedrooms but has been used as a billiard room and playroom, with an additional two bedrooms plus bathroom.







GARDENS AND OUTSIDE

The driveway sweeps up through the parkland with paddocks and mature trees screening the property from the road. A gravelled driveway spurs to the parking and turning area to the front of the house, continuing to the rear of the house where there is garaging, a courtyard, further parking and the Coach House. To the rear of the property is a walled garden, Grade II listed in its own right, which currently houses a tennis court (in need of resurfacing) and an old Victorian greenhouse that requires rebuilding. An excellent space with great potential to create something quite special, it also has the benefit of a separate access for the driveway to the rear off Wheat Common Lane.

The Coach House is attached to a neighbouring property. It provides garaging, storage and has scope for further conversion to living space.

The parklands consist of a series of paddocks with an array of mature specimen trees, blocks of woodland and pools. A stream runs through the lower section that feeds into the River Teme.

History

Constructed in 1760 by Edward Hall and extended in 1771 by Rev. Jonathan Green, who laid out the parkland and built the walled garden, Ashford Hall was a private family home for most of the intervening years. Ashford Hall was also a Red Cross Convalescent hospital between 1939 to 1945. Past occupants have included an official mourner at Lord Nelson's funeral, three generations of a military family and Mary Anne Morgan, Viscountess Hereford who lived at the Hall for 24 years from 1900. The property has been the family home of Paul and Margaret McLean since 1973.





LOCATION

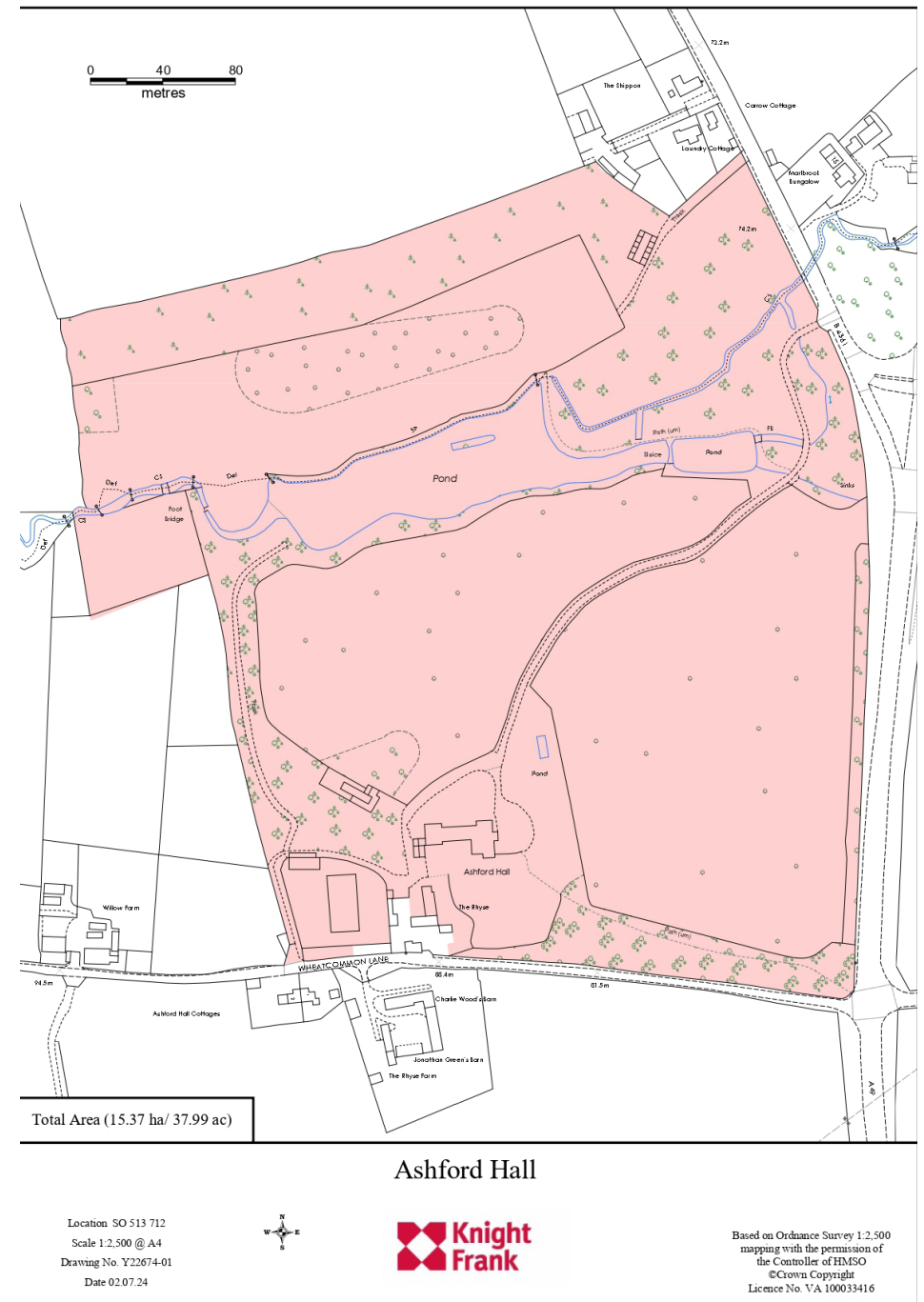
Located a few miles to the south of the popular market town of Ludlow and in close proximity to the popular Moor Park school, Ashford Hall has good access to the road network and is set just a short distance from the glorious woods of Mortimer Forest that provide excellent walks and bridleways. The Cathedral City of Hereford is to the south with direct trains into Birmingham and London.

Directions (Postcode SY8 4AD)

From Ludlow leave over Ludford Bridge on the B4361 and continue for 2 miles finding the driveway that leads up to Ashford Hall on the right-hand side, identified by the name plate.

Distances

Ludlow 3 miles, Hereford 22 miles, Worcester 30 miles
(Distances and time approximate).



Total Area (15.37 ha/ 37.99 ac)

Ashford Hall

Location SO 513 712
Scale 1:2,500 @ A4
Drawing No. Y22674-01
Date 02.07.24



Based on Ordnance Survey 1:2,500
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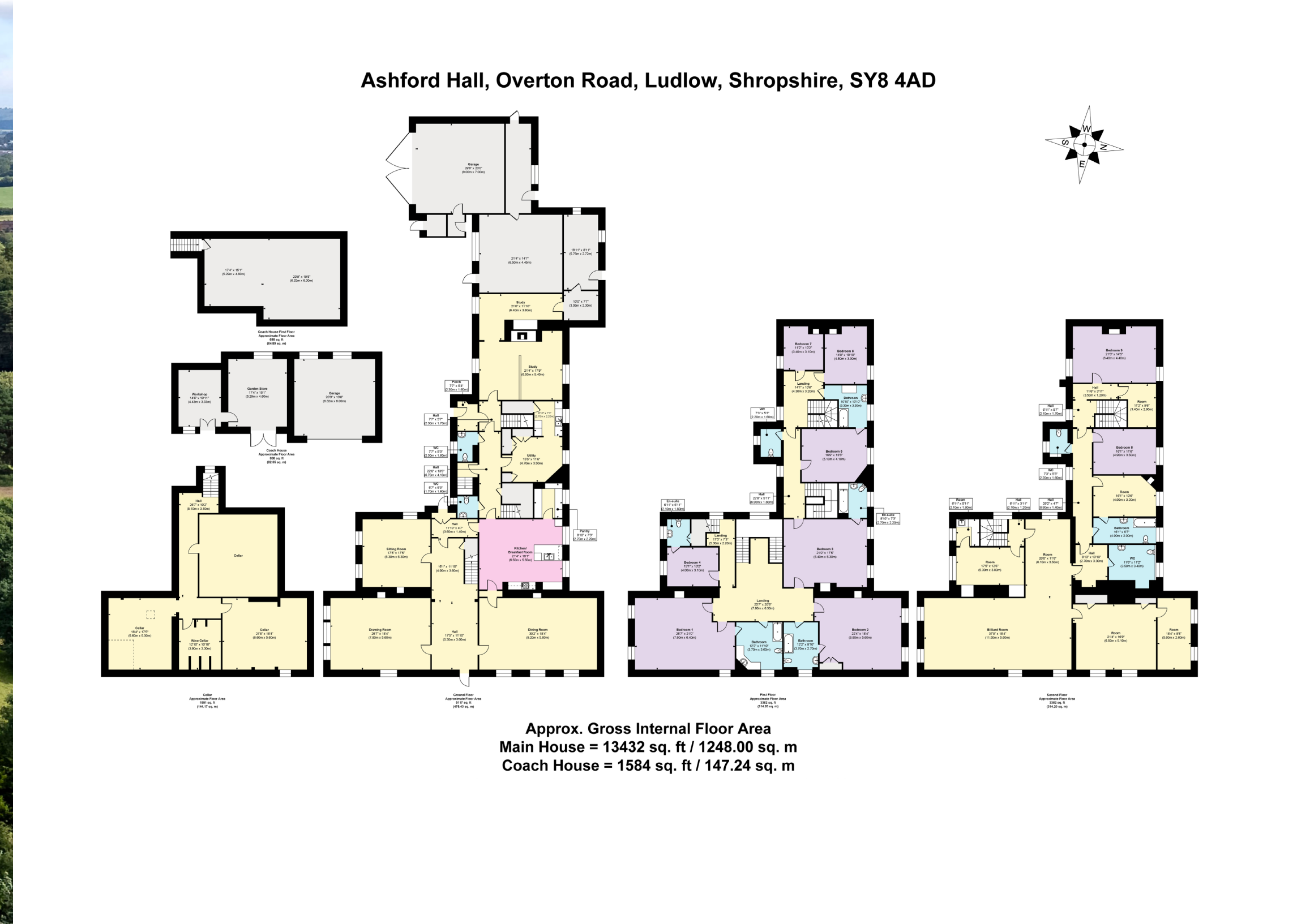
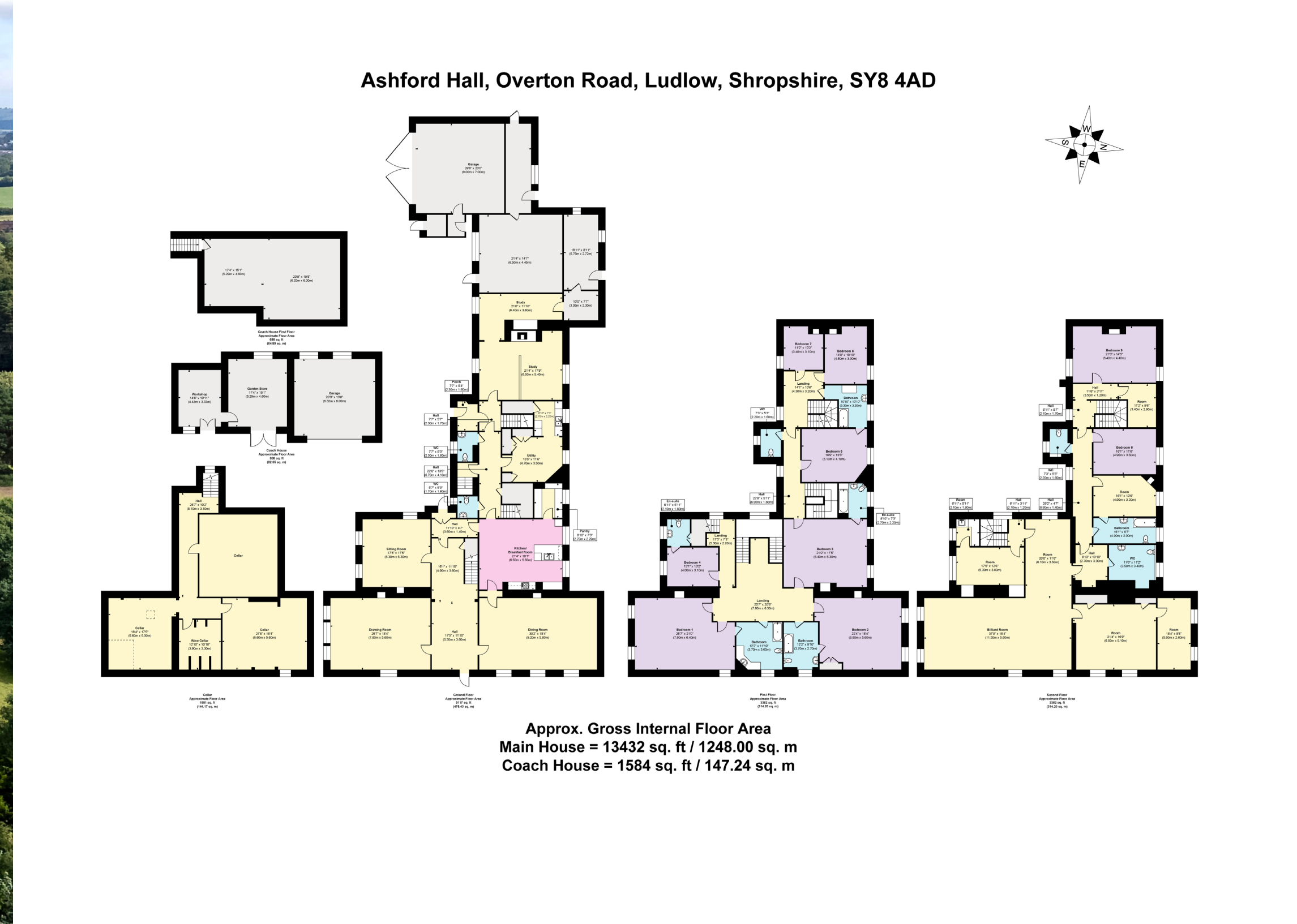
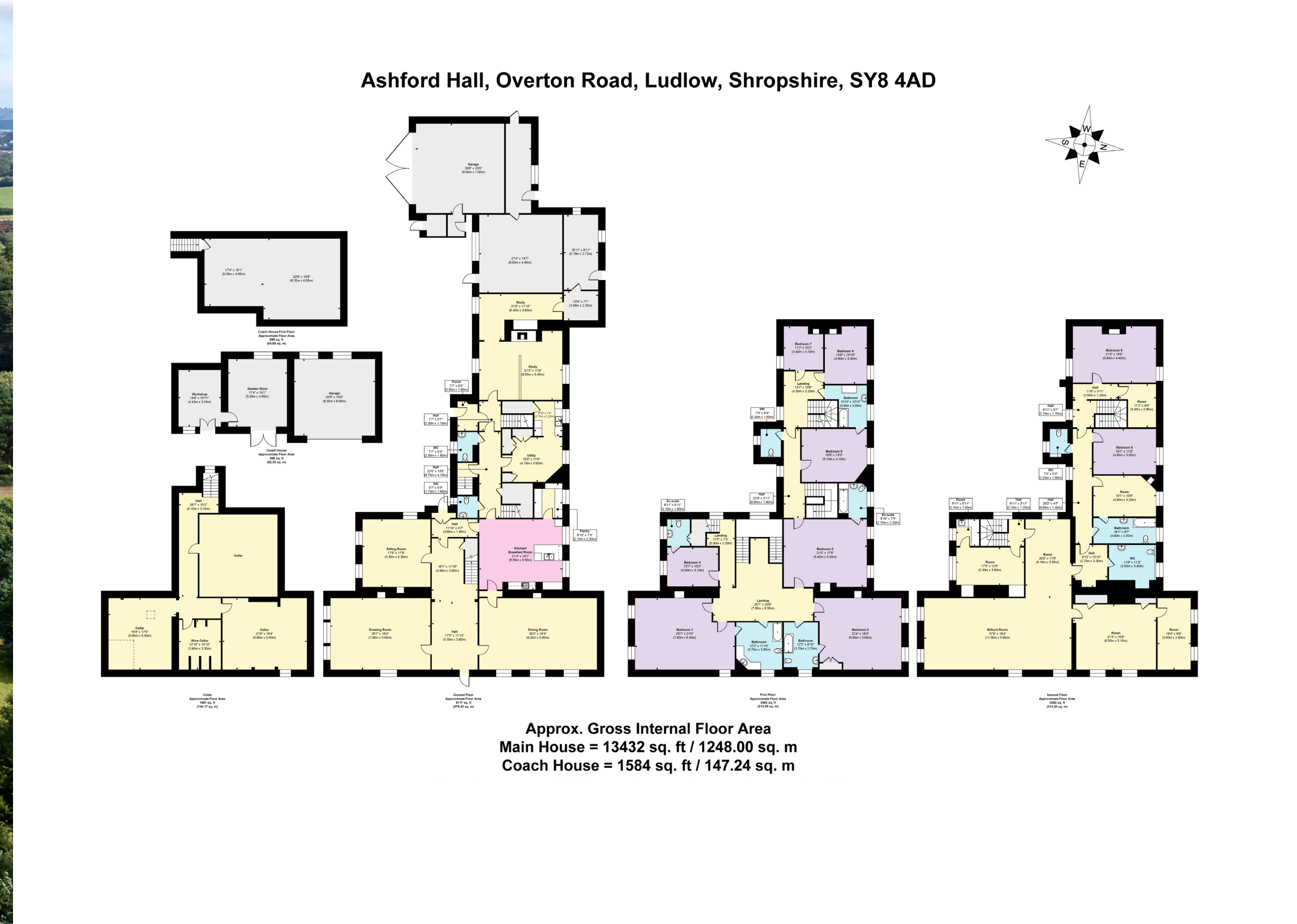
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Ground Floor
Approximate Floor Area
9117 sq. ft.
(845.49 sq. m)

First Floor
Approximate Floor Area
3382 sq. ft.
(313.26 sq. m)

Second Floor
Approximate Floor Area
3382 sq. ft.
(313.26 sq. m)

Approx. Gross Internal Floor Area
Main House = 13432 sq. ft / 1248.00 sq. m
Coach House = 1584 sq. ft / 147.24 sq. m



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We would be delighted
to tell you more.

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