



Woodhampton Farm, Bleathwood, Ludlow

G HERBERT  
BANKS

EST. 1898



Woodhampton Farm  
Bleathwood  
Ludlow  
Shropshire  
SY8 4LX

An excellent detached family home with outstanding surrounding rural views.

Ideally situated on the  
Shropshire/Herefordshire/Worcestershire borders.

- Entrance porch, reception hall, lounge, dining room, large breakfast kitchen, laundry/utility, shower room and bedroom 5.
- Four double bedrooms, family bathroom and separate cloakroom.
- Adjoining double garage
- In all about 1,664 sqft
- Large plot of around 0.746 acres to include lawned gardens, paddock and barn.

## Situation

Woodhampton Farm is a beautifully positioned 1980's country home in a quiet and private location. It has a large garden which wraps around the property and leads down to a good sized paddock and with its south facing aspect creates a great space for gardening and other activities. From its elevated setting it commands exceptional views over the surrounding unspoilt countryside.

The desirable, historic market town of Tenbury Wells is about 2.5 miles distant which provides an extensive range of amenities including a junior and senior schools. There is also a junior school at Burford. Further facilities in Tenbury include a public swimming pool with gym, the fabulous art deco Regal Theatre and cinema, doctors and dentists, a Tesco supermarket and a good range of stores, cafes and bars.

The gorgeous town of Ludlow is also readily accessible. It has a main line rail connection to both Manchester to the north and Cardiff to the south.

The Cathedral cities of Worcester and Hereford are readily accessible.

There is good M5 motorway access via junctions 5 at Droitwich and 6 at Worcester (north).

## Description

Woodhampton Farm is a very appealing family home with generous double glazed accommodation. Many of the rooms enjoy truly inspiring views.

The house is approached by a large open entrance porch leading to a spacious reception hall.

To the right of the entrance hall there is a spacious lounge and dining area with a central fireplace incorporating a large double fronted wood burning stove. There is solid oak flooring throughout the hall and reception rooms. Twin double glazed doors lead off the dining area to a tiled patio for outdoor entertaining.

Woodhampton Farm has a generous breakfast kitchen with a range of timber fronted wall and floor cabinets, 4 ring electric hob with extractor over, NEFF electric double oven with grill and integral dishwasher. There is space and plumbing for an American style fridge freezer. In addition, there is a useful breakfast bar and the floor is tiled. The internal doors downstairs are glazed which invites you around the natural flow of the rooms and allows plenty of light to draw the eye through the large windows to the views outside.

Adjacent to the breakfast kitchen is a laundry/utility room with a range of floor and wall cabinets and work surfaces, plumbing for washing machine, tiled floor, Belfast sink unit. The hot water cylinder and gas central heating appliances are housed in a bespoke timber unit which incorporate useful floor to ceiling cupboards.

From the utility there is a versatile annexe, which is currently a 5<sup>th</sup> bedroom and sitting area with TV aerial, laminate flooring, roof lights and twin double glazed doors leading to a small garden area. The annexe provides a good space which could be used for an office or hobby room with its 4 double sockets and integral USB charging points.

A carpeted staircase off the reception hall leads up to a spacious central landing and four excellent double bedrooms and with the good quality carpeting there is a cosy and comfortable feel under foot. Two of the bedrooms have built-in wardrobes and the principal bedroom has a large mirror fronted double wardrobe and further shoe and incidental storage. There is a nicely fitted family bathroom including a separate tiled shower cubicle with twin shower heads and also a further cloakroom.

## Outside

Woodhampton Farm is approached by twin iron gates with pedestrian side gate and tarmacadam drive. This provides a good area of hardstanding for parking of several vehicles.

The lawned gardens are principally on the southern elevation of the house and feature a paved patio, good sized lawn with further raised lawn area to the sides and rear of the property. There is an established beech hedge to the east and southern edge of the main lawn which creates a sheltered area for sitting and watching lovely sunsets. In addition to the double garage there is a useful attached log store.

The fenced paddock has a long frontage on to the lane and there is a useful corrugated Dutch barn at the far end. The whole area faces south and there are many options for using this space.

## GENERAL INFORMATION

### Energy Performance

Current Rating: 47E  
Potential Rating: 77C  
Carried out: 29<sup>th</sup> April 2025

### Services

Mains electricity and water. LPG central heating (sunken tank). Private drainage.

### Local Authority

Herefordshire County Council

### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

### Viewing

Via the Sole Agent's Great Witley Office  
Tel: 01299 896968

### Directions

What3words /// dish.remission.paint









## Woodhampton Farm, Bleathwood, Ludlow, SY8

Approximate Area = 1664 sq ft / 154.5 sq m

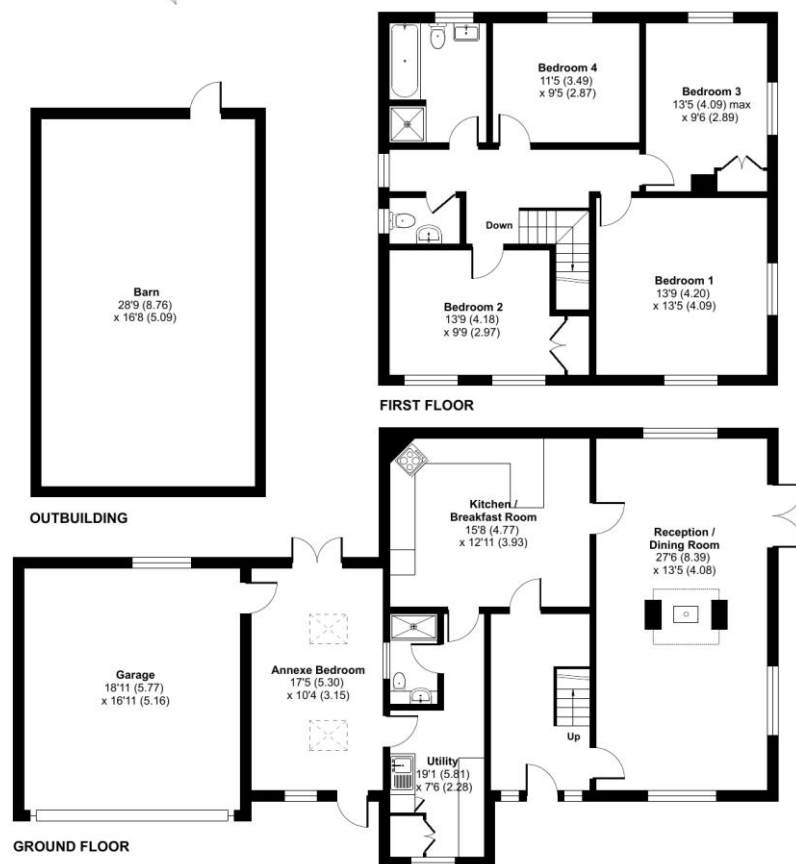
Garage = 320 sq ft / 29.7 sq m

Annexe = 180 sq ft / 16.7 sq m

Outbuilding = 480 sq ft / 44.5 sq m

Total = 2644 sq ft / 245.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for G Herbert Banks LLP. REF: 1279022

## Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

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