



SAMUEL WOOD

Church House Richards Castle, Ludlow, Shropshire, SY8 4ET

£850,000







# Church House

Richards Castle, Ludlow, Shropshire, SY8 4ET



- Grade II listed detached house
- 4 bedrooms, 3 reception rooms, 3 bathrooms
- Mature gardens and grounds extending to 1.3 acres
- Range of buildings
- Adjacent to Grade I listed old church and castle remains
- Fine far reaching views

This delightful half-timbered Grade II listed home sits in an elevated position in the parish of Richards Castle close to historic Ludlow. The property sits in 1.3 acres of delightful and mature gardens and grounds to include a Cart Shed, Workshop, Implement Store, Fruit Room, Kitchen Garden, Pond and Orchard Area. Accommodation, full of charm and character and benefitting from oil fired heating includes: Entrance Hall, Family Room, Living Room, Kitchen, Breakfast Room, Study, Utility / Cloakroom, First Floor Landing serving Principal Bedroom with Dressing Room and En-Suite, 3 further Bedrooms and 2 Bathrooms. A delightful home, viewing is advised. EPC exempt due to listing



The property sits in the parish of Richards Castle which enjoys a Public House, Church, Village Hall and active community. Whilst historic Ludlow is an approximate 4½ mile drive and is renowned for its architecture, culture and facilities. The property's rural location is elevated, with fine views and is adjacent to the Grade I listed old church and castle remains

Upper glazed door opens into

Porch with quarry tiled floor. Stable door then opens into

## Entrance Hall

heavy period door to front side elevation and exposed period features

## Family Room 20'0" 16'5" (6.10m 5.02m)

full of character with wall timbers, ceiling timbers, feature inglenook fireplace having a Clear View Stove sat on a flagstone hearth, exposed period floorboards and window to front elevation with this lovely aspect.

## Kitchen 17'0" x 12'5" (5.20m x 3.80m)

with window to side, timbered features and quarry tiled floor, nicely fitted with a range of handmade units with cream coloured fronts, granite work surfaces, deep glazed sink unit and electric Aga. Door into understairs storage cupboard which houses the fridge. Open plan through into

## Breakfast Room 15'11" x 10'4" (4.86m x 3.17m)

with windows to both front and front side with this fantastic rural view. Quarry tiled floor, ceiling beam and timbers together with shelved alcove

## Living Room 17'0" x 13'1" (5.20m x 4.00m)

with timbered features, attractive exposed floorboards, window to front side, large inglenook fireplace with exposed stonework, flagstone hearth and Clear View stove, large walk-in storage cupboard sitting at the side of the chimney breast and further door back into the entrance hallway





**Study 11'1" x 9'4" (3.38m x 2.85m)**

with 2 windows to rear elevation, tiled flooring and book shelves

**Utility / Cloakroom 10'11" x 7'3" (3.34m x 2.22m)**

with door to rear elevation, window to rear side, tiled floor, wc in white, deep glazed sink unit with granite work surface and cupboards beneath, space and plumbing for a washing machine, further wall cupboards and the Worcester oil fired combi-boiler is housed here and heats domestic hot water and radiators

Period staircase rises out of the kitchen onto

**First Floor Landing**

with window to garden and room for desk or similar and large walk-in linen cupboard with shelving

**Principal Bedroom Suite**

opens into

**Large Dressing Room / Seating Area 17'2" x 11'10" (5.25m x 3.63m)**

with an excellent range of fitted wardrobes, 2 windows to frontage taking in these phenomenal views. Door into

**Bedroom 17'5" x 9'3" (5.33m x 2.82m)**

with exposed wall timbering and window to front side elevation

**En-Suite 7'6" x 6'6" (2.29m x 1.99m)**

with suite in white of wc, wash hand basin and shower cubicle with shower fitted, exposed stonework and exposed timbered features

**Bedroom 2 17'2" x 9'6" (5.24m x 2.90m )**

with window overlooking the garden and a lovely view to the church

**Bedroom 3 13'8" x 11'10" (4.17m x 3.63m)**

exposed period floorboards, exposed timbered features, window to rear side, half door into

**Jack and Jill Shower Room 7'6" x 4'8" (2.30m x 1.43m)**

with window to rear side and a suite in white of wc, wash hand basin shower cubicle

**Bedroom 4 12'5" x 11'2" (3.80m x 3.42m )**

also shares this shower room and has a window to rear elevation

**House Bathroom 12'6" x 8'3" (3.82m x 2.52m)**

with window to garden, fitted with a heritage style suite in white of wc, pedestal wash hand basin, free standing bath with scroll edge and claw feet, large walk-in shower

Externally accessed, heavy period doors opens into

**Single Room Cellar 18'4" x 14'9" (5.60m x 4.50m)**

Cellar which houses the pump and filtration systems for the private water supply

**Outside**

The property is approached over a sweeping tarmac driveway that leads up to Church House and in turn leads to large, gravelled parking area. In addition there is a modern Cart Shed with a barrelled roof and concrete floor which provides covered parking for 2 cars. Adjacent to which is a tool shed and machinery shed with further double doors into a useful workshop. Gardens and grounds with the property extend to 1.31 acres and are mature and well established that include a small orchard, lawned gardens and a good-sized wildlife pond with the vendors using minimal Herbicides during their ownership. Nearest the house there are gravelled pathways leading through well established flowering borders with an array of colour, shrubs and plants and large cedar fruit room with peach, nectarine, grape vines and apricots. There is then an enclosed kitchen garden with raised beds to include: herb beds, soft fruit section and raised vegetable beds. What is lovely with this property is that the backdrop to the gardens is the view of the Grade I listed old church and the castle remains which is an ancient monument.







### Services

Mains electricity, shared private drainage and private water supply. Oil fired heating to radiators. Windows are secondary glazed. Wood burning stove to Family Room and Living Room. Electric Aga in the kitchen. Flood risk – very low. Broadband speed 14-61 Mbps

### Local Authority

Herefordshire Council, tax band – G

### Tenure

The property is Freehold

### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



### Directions

From Ludlow proceed on the B4361 into the village of Richards Castle taking the right hand turn in front of the Castle Inn Public House. Follow this road driving out of the village to a minor crossroads going straight over. The road then steeply climbs and past a small green on the left-hand side with access to the church, continue to follow the road round to the right and the driveway for Church House is on the left hand side.











## Floor Plans



### Cellar

Floor area 26.4 sq.m. (284 sq.ft.)



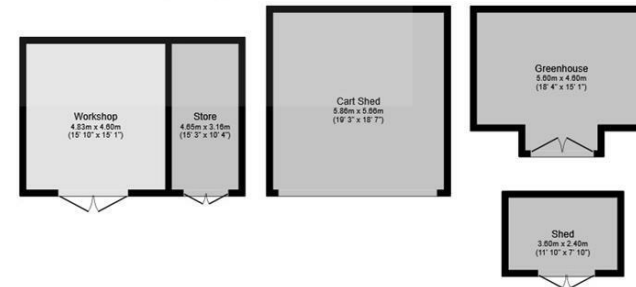
### First Floor

Floor area 114.5 sq.m. (1,233 sq.ft.)



### Ground Floor

Floor area 114.7 sq.m. (1,235 sq.ft.)



### Outbuilding

Floor area 42.5 sq.m. (458 sq.ft.)

**TOTAL: 298.2 sq.m. (3,210 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk)