



SAMUEL WOOD

Carver House Overton Road, Ludlow, Shropshire, SY8 4AA

Offers Over £900,000







# Carver House Overton Road

Ludlow, Shropshire, SY8 4AA



- Substantial detached residence
- Accommodation extending to 3500 sq feet (approx)
- 1.64 acres of gardens and grounds
- Excellent stables, formal gardens and paddock
- Rural location yet walking distance into town centre
- 5 bedrooms, 5 reception rooms, 3 bathrooms
- Large outbuilding incorporating swimming pool and garage block
- Internal inspection advised

This elegant 5 bedroom detached residence extending to 3600 square feet, sits in a rural location right on the edge of town, yet is only a 10 minute walk into Ludlow's vibrant town centre. Outside the property enjoys beautifully maintained gardens and grounds which extend to 1.64 acres and incorporate an excellent range of outbuildings that include a stable block with 3 loose boxes, large fodder store / tack room and a further detached outbuilding which incorporates a swimming pool and garage block. Accommodation is very well presented and boasts 5 reception rooms, 5 bedrooms and 3 bathrooms and is extremely adaptable for a multi-generational family or potentially some form of lifestyle business opportunity. EPC Rating – C



The property sits right on the outskirts of Ludlow. The historic town centre being approximately a 10-15 minute walk, whilst the actual location of the house is rural and has farmland on 2 sides. Ludlow boasts an excellent range of facilities to include a mainline railway station and is surrounded by beautiful South Shropshire countryside. The whole is more fully described as follows:

The property is approached into a

## Porch

With quarry tiled flooring and seating. A glazed door then leads into a

## Magnificent Entrance Hall

With high ceilings, period staircase to first floor, oak flooring and ceiling cornice.

## Side Porch

With double doors and 2 windows out onto the garden.

## Living Room 27'10" x 14'0" (8.50m x 4.28m)

With 2 windows overlooking gardens, further window to driveway side, ceiling cornice, feature fireplace with a Yeoman woodburning stove and feature archway

## Sitting Room 16'6" x 16'4" (5.05m x 5.00m)

With large bay window overlooking gardens, 2 windows to side, ceiling cornice, picture rail and feature fireplace with a Stovax stove.

## Dining Room 14'6" x 11'11" (4.42m x 3.65m)

With parquet flooring, cornice, large window to front side and feature archway.

## Breakfast Room 13'1" x 11'11" (4.00m x 3.65m)

With window to rear, ceiling cornice and archway through to

## Kitchen 11'11" x 9'3" (3.65m x 2.83m)

With windows to rear and side elevations, fitted with a range of oak units, having heat resistant worksurfaces, tiled splashbacks, planned space for cooker and integrated fridge and freezer.

## Boiler Room 9'0" x 8'0" (2.76m x 2.45m)

With window into covered courtyard, tiled floor and the Worcester wall mounted gas fired boiler is housed in here and heats domestic hot water and radiators.



### Cloakroom

With window to covered courtyard, tiled floor, and a suite in white of wc and wash hand basin.

### Large walk-in Pantry

With 2 windows to rear elevation and shelving.

### Inner Lobby

With door and window to the covered courtyard, walk-in store cupboard with shelving and door into

### Office / Snug 12'10" x 12'9" (3.92m x 3.90m)

With 3 windows to rear elevation.

### Rear Hallway

With door to rear and door to covered courtyard

### Utility 9'7" x 7'2" (2.93m x 2.20m)

With window to rear, deep glazed sink unit, woodblock work surfaces, range of cupboards, space and plumbing for washing machine and room for further appliances.

### Attractive galleried landing

With window to rear, cornice and feature archway. Door into large walk-in airing cupboard housing the hot water cylinder, shelving and window to side.

### Bedroom 1 17'1" x 16'10" (5.23m x 5.15m)

With windows to front and side elevations taking in this lovely view and an excellent range of bedroom furniture to include extensive wardrobes and dressing table

### En-Suite Shower Room 9'4" x 5'2" (2.86m x 1.60m)

Having shower cubicle with multi-head shower, wc and wash hand basin in white. Excellent cupboards.

### Bedroom 2 15'2" x 14'1" (4.63m x 4.30m)

With windows to front and front side, coving and picture rail.

### Bedroom 3 12'0" x 11'4" (3.68m x 3.47m)

With window to frontage, excellent fitted wardrobe cupboards and chest of drawers.

### Bedroom 4 14'5" x 10'5" (4.40m x 3.20m)

With window to front side, fitted wardrobe cupboards, coving and picture rail.

### Bedroom 5 11'0" x 10'5" (3.37m x 3.20m)

With window overlooking garden, fitted wardrobe cupboards and chest of drawers.

### House Bathroom 1 10'9" x 8'5" (3.30m x 2.57m)

With 2 windows to front side and a suite in white of wash hand basin with vanity cupboard, bath with tiled surround, wc and corner shower cubicle with shower fitted and extensively tiled walls.

### Bathroom 2 12'8" x 7'10" (3.88m x 2.40m)

With 2 windows to rear elevation, suite in white of large corner bath with seat, wc, wash hand basin with vanity cupboard and good sized shower cubicle with shower fitted and seat.

### Outside:

Located on the southern outskirts of Ludlow town the property is approached over a sweeping tarmac driveway which leads up to the side of the property where there is extensive tarmac parking. This driveway then continues to the rear of the house providing further additional parking and a detached outbuilding. The one half of this building providing large garaging space with excellent height suitable for motorhome or similar. Adjacent to this building is an outside WC. Adjoining is then a large enclosed swimming pool complex, (never been used by the current owners and would need works to finish), this includes a large swimming pool with 3 lots of doors to front elevation onto a terrace, 2 large picture windows to side and the potential to have rooms which have been plastered but not completed to incorporate shower facilities, changing room, sauna, solarium and plant room. There is then a further and substantial Stable Block that includes 3 loose boxes, large tack room / fodder store and concrete hard standing to the frontage.

The property sits in gardens and grounds to include a paddock and totals 1.64 acres. The paddock sits at the rear of the stable block and the garage / swimming complex and is enclosed by fencing with a view over open farmland. The gardens are well established with deep and productive flowering borders and small patio area sitting at the rear of the house, whilst the formal gardens sit to the front and front side of the property and incorporate some large paved seating areas stepping then onto a lawned garden which in turn leads to a large pergola with decking, flowering borders and a selection of mature trees. Sitting on the roadside boundary is a second lawn with a selection of fruit trees and a further gates access down onto the road.







#### Services:

Mains gas, mains electricity, mains water, private drainage system, gas fired heating to radiators and windows are double glazed. Broadband speeds – Basic 23 Mbps, Flood Risk – Very Low.

#### Local Authority:

Shropshire, council tax band - G

#### 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)

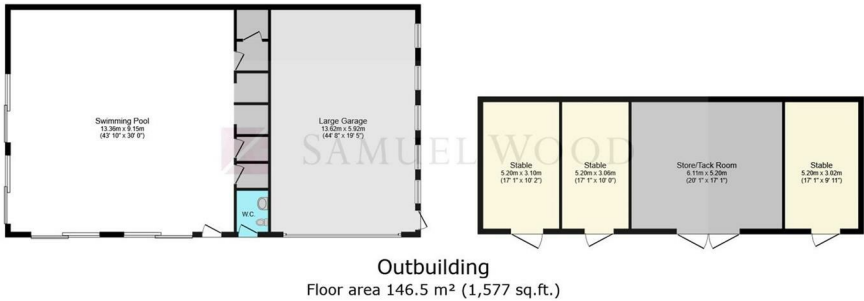
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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#### Directions

Leaving Ludlow via Ludford Bridge passing the Charlton Arms, at the end of the high stone wall, the driveway into Carver House sits on the right hand side.



TOTAL: 146.5 m<sup>2</sup> (1,577 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)



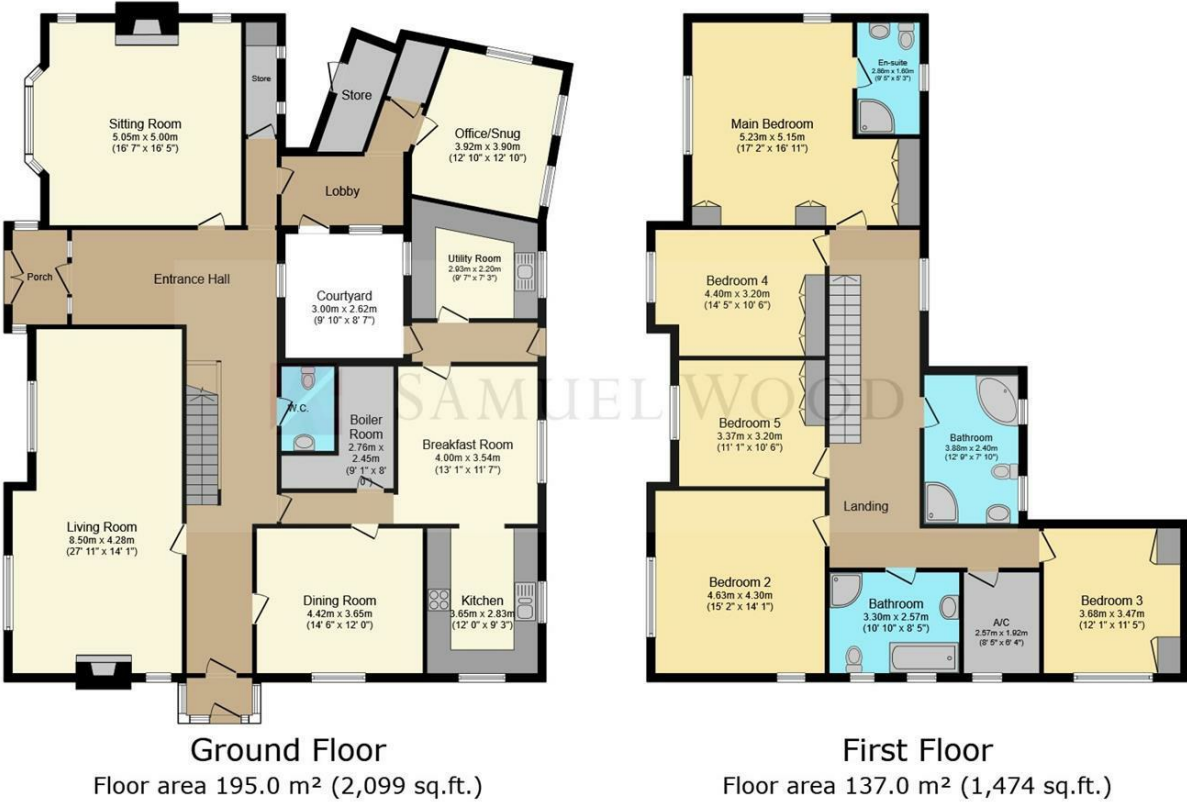








Floor Plans



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