



The Bannuts, Ashford Carbonel, Ludlow, SY8 4DF  
Price £700,000

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# The Bannuts, Ashford Carbonel Ludlow

Located in the picturesque village of Ashford Carbonel, The Bannuts offers an exceptional opportunity to own a charming countryside residence. This delightful property combines traditional elegance with modern comforts, making it an ideal family home or rural abode.

Ashford Carbonel is a charming village known for its friendly community and beautiful surroundings. The nearby historic market town of Ludlow offers a range of amenities, including independent shops, restaurants, and excellent schools. The area is well-connected, with convenient access to major road networks and public transportation.

## FEATURES

- Picturesque Village Setting
- Spacious and Versatile Living Spaces
- A Selection of Elegant Reception Rooms
- Easy Access to Ludlow and Surrounding Countryside
- Four Generously-Sized Bedrooms
- Master Bedroom with En-Suite
- Fully Fitted Kitchen and Utility Room
- Detached Double Garage and Workshop
- Beautifully Landscaped Gardens
- Ample Off-Road Parking

## Material Information

**Price** £700,000

**Tenure:** Freehold

**Local Authority:** Shropshire Council

**Council Tax:** E

**EPC:** D (62)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Property Description

Upon entering, you are greeted by a bright and welcoming hallway with a convenient cloak room featuring a modern suite in white, comprising corner wash hand basin and W.C. The reception hall leads to a spacious reception room, currently used as a dining room, this room could be repurposed. The reception room seamlessly flows into a generously sized lounge featuring a brick fireplace inset wood burning stove, ornate ceiling cornicing and large sliding doors that flood the room with natural light, and offer access to, and views over the rear garden. This room is an excellent feature of this home. The heart of the home is the spacious kitchen, fitted with a range of traditional cabinetry, integrated appliances, and views over the front garden. Having a breakfast area with space for breakfast table and chairs, and the adjoining utility room offers planned space and plumbing for a washing machine, a Belfast sink and further storage units with wooden countertop.

The master bedroom is situated on the ground floor, with built-in wardrobe, en-suite bathroom featuring a modern suite in white comprising panel bath, shower enclosure, vanity unit inset basin and W.C. Sliding doors provide direct access to the patio with beautiful views of the garden and surrounding countryside. Stairs ascend from the reception room to the first floor, comprising three generously sized bedrooms arranged around a spacious central landing. The landing features storage cupboards and

the airing cupboard housing the water cylinder.

## Outside

The property benefits from a tarmac driveway providing ample off-road parking for multiple vehicles, a detached double garage provide secure storage, with roller shutter door and service door to side. A detached brick outbuilding provides a versatile space for storage or a workshop, with double wooden doors and W.C.

## Garden and Grounds

The rear garden is well-maintained, largely laid to lawn with 5-bar gate to the side of garage. The rear garden offers a private enclosed space with lawns, a variety of plants, flowers, shrubs and trees, including several fruit trees. Large paved areas are ideal for outdoor dining and entertaining, with multiple seating areas for enjoying the peaceful surroundings. The vegetable plot with green house offers further benefits with views of the surrounding countryside. To the front, lawn, floral, shrub and herbaceous borders flank a tarmac driveway.

## Services

We understand the property benefits from mains electricity, mains water, mains drainage, oil-fired central heating with wood burning stove to lounge. Flood Risk: Very Low

## Broadband Speeds

Predicted broadband services - Basic 3 Mbps, Superfast 660 Mbps





## Local Authority

Shropshire Council

Tax Band: E

## Tenure

We understand the property is Freehold.

## Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

## Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874450 Email: [ludlow@cobbamos.com](mailto:ludlow@cobbamos.com)

### DIRECTIONS

As you reach Ashford Carbonel, continue through the village, you will reach a triangle with right turn onto Dumblehole Lane, The Bannuts will be on your lefthand side. The journey from Ludlow is relatively short, around 3-4 miles, and should take approximately 10-15 minutes by car. Safe travels!







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)

*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

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