



Woodhampton Farm

Bleathwood, SY8 4LX

Andrew Grant

Woodhampton Farm

Bleathwood, Ludlow, SY8 4LX

5 Bedrooms 2 Bathrooms 1 Reception Room 0.75 acres

A detached family home with gardens, paddock, barn and far-reaching countryside views, peacefully located on the borders of three counties, including a versatile annexe with potential for additional accommodation or income.

- Detached family home with five bedrooms and generous living spaces arranged over two floors.
- Open-plan living and dining room with a central double fronted wood-burning stove and French doors to the patio.
- Expansive wrap-around garden with lawns, patio, beech hedge and adjoining paddock with Dutch barn.
- Gated tarmac driveway with parking for several vehicles and an attached double garage with log store.
- Quiet rural location near Tenbury Wells with access to Ludlow, Worcester and Hereford.

Woodhampton Farm is an appealing detached home offering flexible family accommodation, including an open-plan living and dining room with wood-burning stove, a large breakfast kitchen, utility and an annexe suitable as a fifth bedroom or home office. Four double bedrooms, a family bathroom and separate cloakroom are arranged around a central landing. Outside, the south-facing garden wraps around the house, extending to a paddock with Dutch barn. A gated driveway leads to ample parking and a double garage. The property enjoys far-reaching rural views and is conveniently located for Tenbury Wells and Ludlow.

2644 sq ft (245.4 sq m)





The kitchen and breakfast room

Designed as the hub of the home, the generous breakfast kitchen offers ample space for cooking and casual dining. It includes timber-fronted cabinets, contrasting work surfaces, a four ring electric hob with extractor, double NEFF oven, integral dishwasher and a breakfast bar for informal meals. A large window above the sink frames the garden and there is room for an American-style fridge freezer and access to the utility.



The living and dining room

Designed for relaxing and entertaining, the living area centres around a brick fireplace with a double-fronted wood-burning stove. Solid oak flooring underpins the space and wide windows frame views of the garden.





Adjacent to the living space, the dining area flows towards French doors that open onto a paved patio for outdoor entertaining. Its open-plan layout connects easily with the hall and kitchen, creating a sociable setting for family meals.





The utility

The utility is fitted with floor cupboards and wall cabinets, generous work surface for household chores, including plumbing for a washing machine, a Belfast sink with service cupboard beneath and a wall mounted tap. A window looks out to the drive. Bespoke storage cupboards discreetly contain the LPG gas boiler and hot water cylinder below with additional full height service cupboards, complemented by a tiled floor, plentiful coat hooks and door leading to the annexe.



The entrance hall

The entrance porch opens into a welcoming reception hall where solid oak flooring and a carpeted staircase set the tone for the house. Glazed door guide the flow into the living area while another opening leads into the kitchen breakfast, creating an easy circulation on the ground floor.



The annexe bedroom

This versatile ground-floor annexe provides a comfortable fifth bedroom or an ideal home office. It features a wood-effect floor, sloping ceiling with roof lights and twin double glazed doors opening to a private garden. Multiple power sockets with integral USB charging points and a TV aerial add flexibility, while the arrangement off the utility room, with its own entrance (and dog flap) on to the drive, allows the space to function independently for guests or hobbies.





The shower room

The ground floor shower room is a compact and practical facility adjacent to the kitchen, utility and annexe. Ideal for ground floor living, it contains a shower cubicle, a washbasin and a WC, all set within a neat layout.





The primary bedroom

The primary bedroom provides a generous retreat with dual aspect windows framing far-reaching countryside views. It includes a large mirrored wardrobe with sliding doors and additional fitted storage for shoes and accessories. Soft carpeting underfoot enhances comfort and the airy proportions of the room create a serene space for rest.





The second bedroom

The second bedroom is a spacious double room with two windows overlooking the garden. Built-in wardrobe space provides excellent storage and the neutral décor and carpeting create a restful atmosphere for family or guests.



The third bedroom

The third bedroom enjoys dual aspect windows capturing the rural views. It offers ample space for a double bed and furniture, with integrated wardrobe storage and soft carpet adding to the sense of comfort.



The fourth bedroom

The fourth bedroom is similarly well-proportioned, featuring a window with countryside outlook. Its pleasant dimensions and carpeting make it suitable for children, guests or as a home office.



The bathroom

The family bathroom is stylishly appointed with a panelled bath, separate tiled shower cubicle fitted with twin shower heads, pedestal washbasin and WC. Tiled walls and floor lend a crisp finish and a large window adds light and ventilation. A separate cloakroom on this floor provides an additional WC and hand basin for convenience.



The garden

The garden wraps around the house to create a tranquil outdoor setting, extending in total to approximately 0.75 acres. A paved patio adjoins the dining area for al fresco entertaining, leading onto extensive lawns bordered by an established beech hedge. To the rear, a raised lawn and mature hedging provide privacy and frame long views across open countryside. The grounds extend into a paddock with a corrugated Dutch barn, offering space for livestock or recreation.



Location

Situated on the borders of Shropshire, Herefordshire and Worcestershire, Woodhampton Farm enjoys a peaceful rural setting with exceptional views over unspoilt countryside. The historic market town of Tenbury Wells is about 2.5 miles away and offers a broad range of amenities, including junior and senior schools, leisure facilities, shops, cafés, a cinema and theatre, healthcare services and a supermarket. Nearby Ludlow provides further cultural attractions and a mainline rail connection, while the cathedral cities of Worcester and Hereford are easily accessible, ensuring the property is well connected despite its tranquil location.

Services

The property benefits from mains electricity, mains water, LPG central heating via a sunken tank and private drainage.

Broadband Speed: Superfast broadband available. Download speeds up to 150 Mbps and upload speeds up to 150 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, O2, Vodafone (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band D.



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



Denotes restricted head height

Barn
28'9 (8.76)
x 16'8 (5.09)

OUTBUILDING

Garage
18'11 (5.77)
x 16'11 (5.16)

GROUND FLOOR

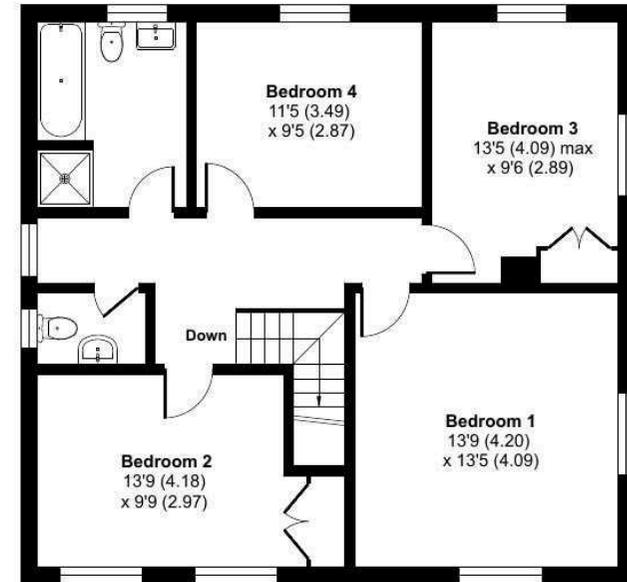
Annexe Bedroom
17'5 (5.30)
x 10'4 (3.15)

Kitchen / Breakfast Room
15'8 (4.77)
x 12'11 (3.93)

Living / Dining Room
27'6 (8.39)
x 13'5 (4.08)

Utility
19'1 (5.81)
x 7'6 (2.28)

Up



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for Andrew Grant. REF: 1419794



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