



Holters
Local Agent, National Exposure

Barn House, Ashford Bowdler, Ludlow, SY8 4DJ

Offers in the region of £825,000



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A substantial, detached barn conversion offering flexible multi-generational living just outside Ludlow. This spacious & beautifully presented home features four double bedrooms, character throughout, stunning landscaped gardens, spacious reception rooms and a detached double garage, all within approximately 0.9 acres.

- Substantial, Detached Barn Conversion
- Flexible Layout Offering 1 or 2 Independent Dwellings
- Spacious & Immaculately Presented Accommodation
- Village Location Just 2 Miles from Ludlow Town

The Property

Set in approximately 0.9 acres on the edge of the desirable village of Ashford Bowdler, just 2 miles from the ever-popular market town of Ludlow, Barn House is a substantial detached former barn offering exceptional versatility, outstanding character and beautifully presented accommodation throughout.

Originally forming part of nearby Old Yew Tree Farm and dating back to the 1700s, the property was sympathetically converted in 1975 by the son of the former farm owners, for his disabled mother. Since purchasing the home in 2007, the current owners have lovingly maintained and vastly enhanced the property, creating a warm and welcoming family home perfectly suited to modern multi-generational living.

Arranged in an attractive U-shaped configuration, Barn House provides extensive and flexible accommodation ideal for two families coming together, independent living for elderly relatives, or purchasers seeking annexe potential. The layout allows the property to operate effortlessly as one impressive residence, whilst also offering the ability to be easily separated into two independent dwellings if required. The left wing benefits from its own separate access, courtyard area, kitchen, reception room, bathroom, bedroom and independent heating system, adding a further layer of practicality and privacy.

Internally, the home is rich in period charm, with exposed timbers and brickwork, vaulted ceilings and original barn features throughout. Spacious reception rooms provide

- Set Within Approx. 0.9 Acre Plot
- Character Features Throughout
- Beautifully Landscaped, South-West Facing Gardens

excellent living and entertaining space, while the stunning sunroom enjoys wonderful views across the beautifully landscaped gardens.

The accommodation comprises four generous double bedrooms, four bathrooms, four reception rooms, two kitchen diners and two separate W.C's. Importantly, the property includes downstairs bedrooms and bathroom facilities, making the home particularly well suited for elderly relatives or accessible family living. The kitchen diner within the right wing forms the heart of the home and is both practical and characterful, featuring granite and solid wood worktops, a range of cupboards and a useful larder alongside ample dining space for family gatherings and entertaining. The kitchen diner provides access into the impressive master suite, signature living room and light-filled sunroom.

Outside, the south-west facing gardens are an exceptional feature of the property and have been lovingly designed and maintained to create a private and highly attractive outdoor setting. The extensive grounds wrap around the home and incorporate beautifully manicured lawns, established borders, mature trees and an abundance of seasonal planting, creating colour and interest throughout the year. A series of winding pathways lead through the gardens to a variety of seating and entertaining areas, including two charming pergolas and a summerhouse perfectly positioned to enjoy the surroundings.

The grounds offer a wonderful balance of

- Ideal Multi-Generational Home
- 4 Double Bedrooms, 4 Bathrooms & 4 Reception Rooms
- Parking for Numerous Vehicles & a Detached Double Garage

formal landscaped areas and productive garden space, with raised vegetable beds and open lawns ideal for families or pets, keen gardeners or those seeking a more self-sufficient lifestyle. Generous patio and terrace areas and Victorian veranda provides excellent spaces for outdoor dining and entertaining, while the property enjoys delightful views across the neighbouring field, enhancing the sense of privacy and rural charm.

Approached from the country lane, a private driveway leads to an extensive gravelled parking area with space for numerous vehicles, alongside a detached double garage, installed with an electric garage door, power and lighting and is complete with an EV (Electric Vehicle) charging point.

Additional benefits to help improve efficiency and maintenance include UPVC double glazed windows throughout and fully-owned roof solar panels, with battery backup, installed in 2022.

Barn House presents a rare opportunity to acquire a unique and highly adaptable country home in a sought-after semi-rural setting close to Ludlow, combining historic charm with modern flexibility and outstanding lifestyle appeal.

The Location

Peacefully positioned in the south Shropshire countryside, Ashford Bowdler is a small and sought-after village enjoying a tranquil rural setting surrounded by rolling farmland and scenic walks, whilst remaining conveniently close to everyday amenities. The village offers a n attractive blend of period properties,



countryside charm and a strong sense of community, making it particularly popular with those seeking a quieter pace of life without feeling isolated.

Just a short drive away lies the historic market town of Ludlow, widely regarded as one of the finest towns in the country. Renowned for its striking medieval architecture, impressive castle and thriving food scene, Ludlow offers an excellent range of independent shops, cafes, restaurants, traditional pubs and supermarkets, alongside highly regarded schooling and recreational facilities. The town also hosts a number of popular festivals and events throughout the year, including the famous Ludlow Food Festival.

For those who enjoy the outdoors, the surrounding South Shropshire countryside provides endless opportunities for walking, cycling and riding, with nearby access to the Shropshire Hills Area of Outstanding Natural Beauty. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Despite its rural appeal, the area remains well connected, with rail links from Ludlow and convenient road access towards Shrewsbury, Hereford and the West Midlands.

Services

We are informed the property is connected to mains water and electricity. Solar panels. Private septic tank drainage.

Heating

LP gas fired central heating and wood-burning stoves.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band G.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

Ludlow - Approx. 2 miles

Tenbury Wells - Approx. 9 miles

Leominster - Approx. 10 miles

Church Stretton - Approx. 19 miles

Kidderminster - Approx. 21 miles

Hereford - Approx. 22 miles

Telford - Approx. 25 miles

Shrewsbury - Approx. 30 miles

What3words

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Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

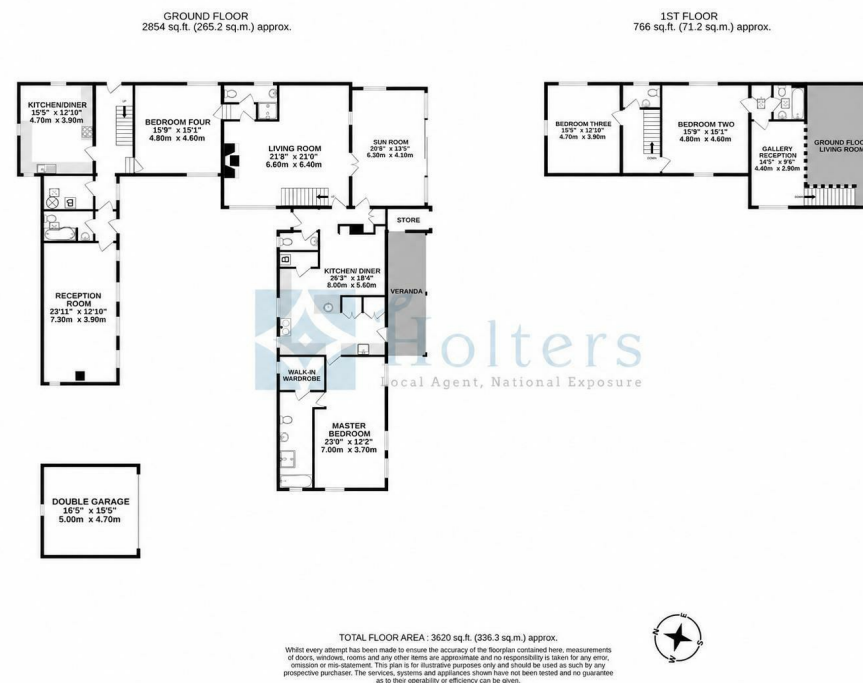
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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