



OVERTON LODGE, OVERTON

Ludlow, Shropshire, SY8 4DY



A BEAUTIFULLY RESTORED PERIOD HOME

A beautifully restored period home close to Ludlow set in approx 7.94
acres on the edge of Mortimer Forest



6



3



6



7.94

Local Authority: Shropshire Council

Council Tax band: G

Tenure: Freehold

EPC: Overton Lodge - D Letter Box Cottage - D

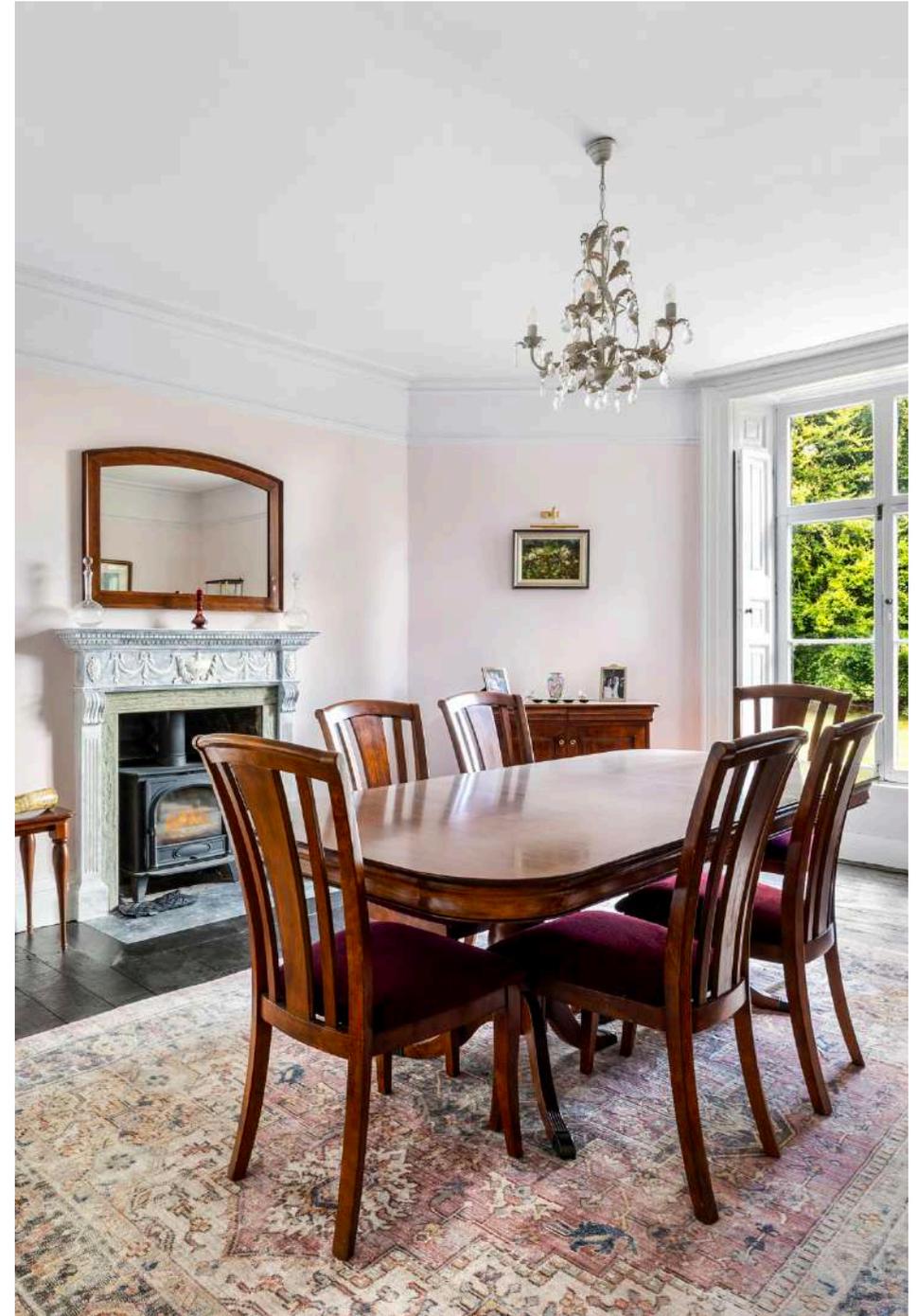
Services: Mains water and electricity. Private drainage via septic tank. Gas-fired central heating.

Guide Price: £1,500,000



OVERTON LODGE

The main house, dating from the late Georgian/early Regency period, has been carefully and lovingly renovated by the current owner over the past five years, following over sixty years in the previous family's ownership. The house retains a wealth of period features, combining charm and character with extensive accommodation extending to about 5,000 sq ft.

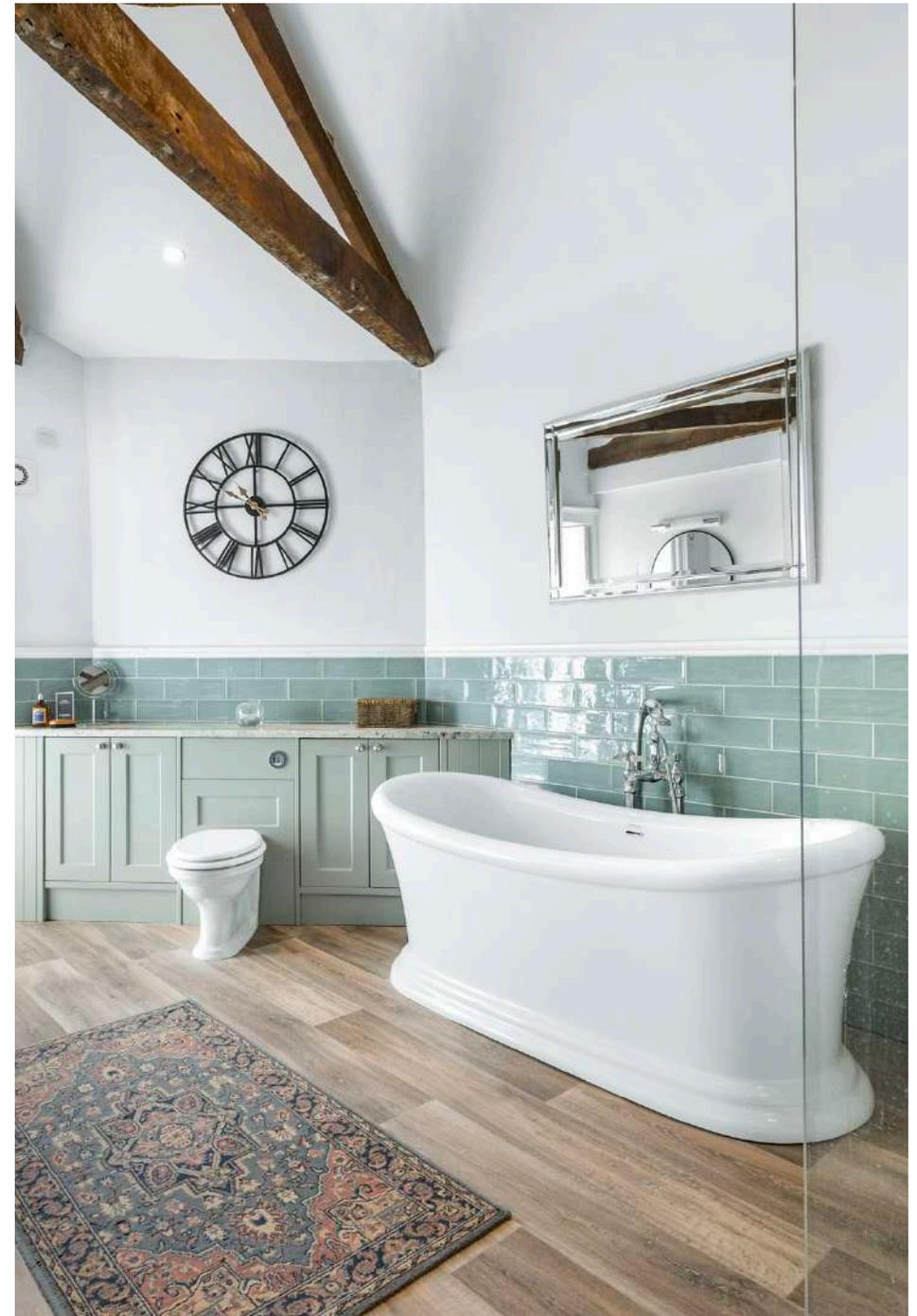








There are a range of elegant reception rooms and well-proportioned bedrooms on the first floor. The front of the house has an easterly aspect, with views towards Clee Hill over the paddock.







Letter Box Cottage

A detached stone cottage facing the road within the grounds, Letter Box Cottage has also been refurbished and now offers charming one-bedroom accommodation. With its own parking area and rear garden, it would make an ideal holiday let or annexe to the main house.

The Timber Barn

Set fronting the paddock and adjoining the orchard, this barn previously had planning consent (now lapsed) for conversion to a residential dwelling. It is currently used for storage and housing farm equipment.

The Stable Barn

A detached red brick barn with a charming walled garden to the front and gardens backing onto fields to the rear. Now used for storage, garaging, and as a workshop, it also once had (now lapsed) planning permission for conversion to a dwelling.

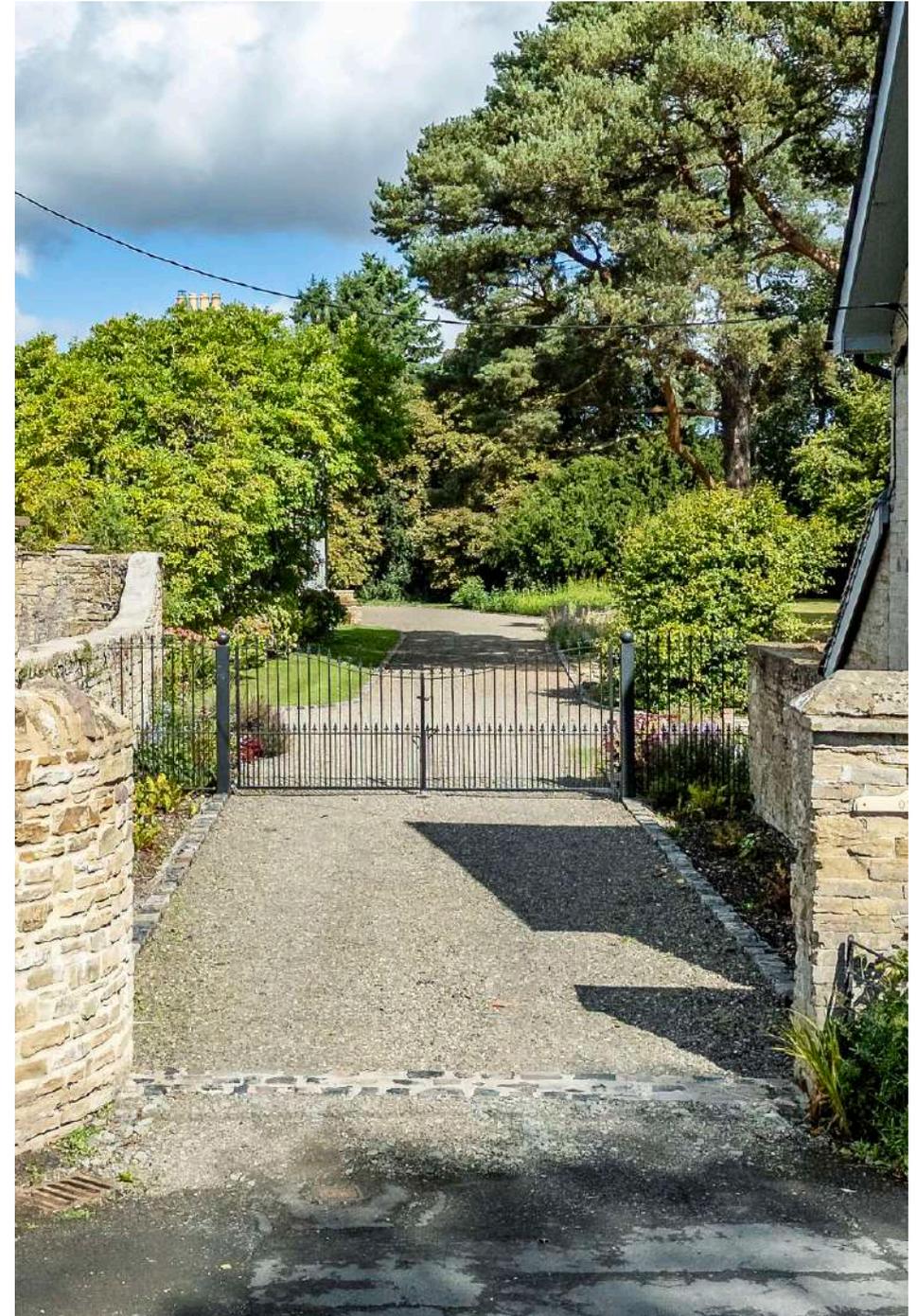




GARDENS AND GROUNDS

A gravelled driveway with iron gates, set back from the road, leads to a turning circle at the front door and continues to the side of the house, providing access to the outbuildings. The gardens have been beautifully restored, with formal lawns running up to the fields and a walled vegetable garden housing a restored Victorian greenhouse.

Paddocks to the front and rear, along with an orchard, create enclosed grounds extending to about 8 acres.







LOCATION

Overton Lodge enjoys a prime position just outside Ludlow, with views towards Clee Hill and immediate access to Mortimer Forest. The thriving market town of Ludlow offers a vibrant community, a wide range of independent shops, restaurants, and pubs, as well as the recently refurbished Assembly Rooms, which provide cinema and theatre opportunities. Ludlow is bypassed by the A49, offering excellent road links north to Shrewsbury and south to Hereford. The town's railway station is on the Manchester–Cardiff line, with regular services and easy connections to London and Birmingham via Shrewsbury and Hereford.

The area is well served by both state and independent schools, including Moor Park Prep just down the road. For outdoor enthusiasts, Mortimer Forest offers over a thousand hectares of ancient woodland, crisscrossed by footpaths and bridleways—perfect for walking, riding, and exploring away from main roads.





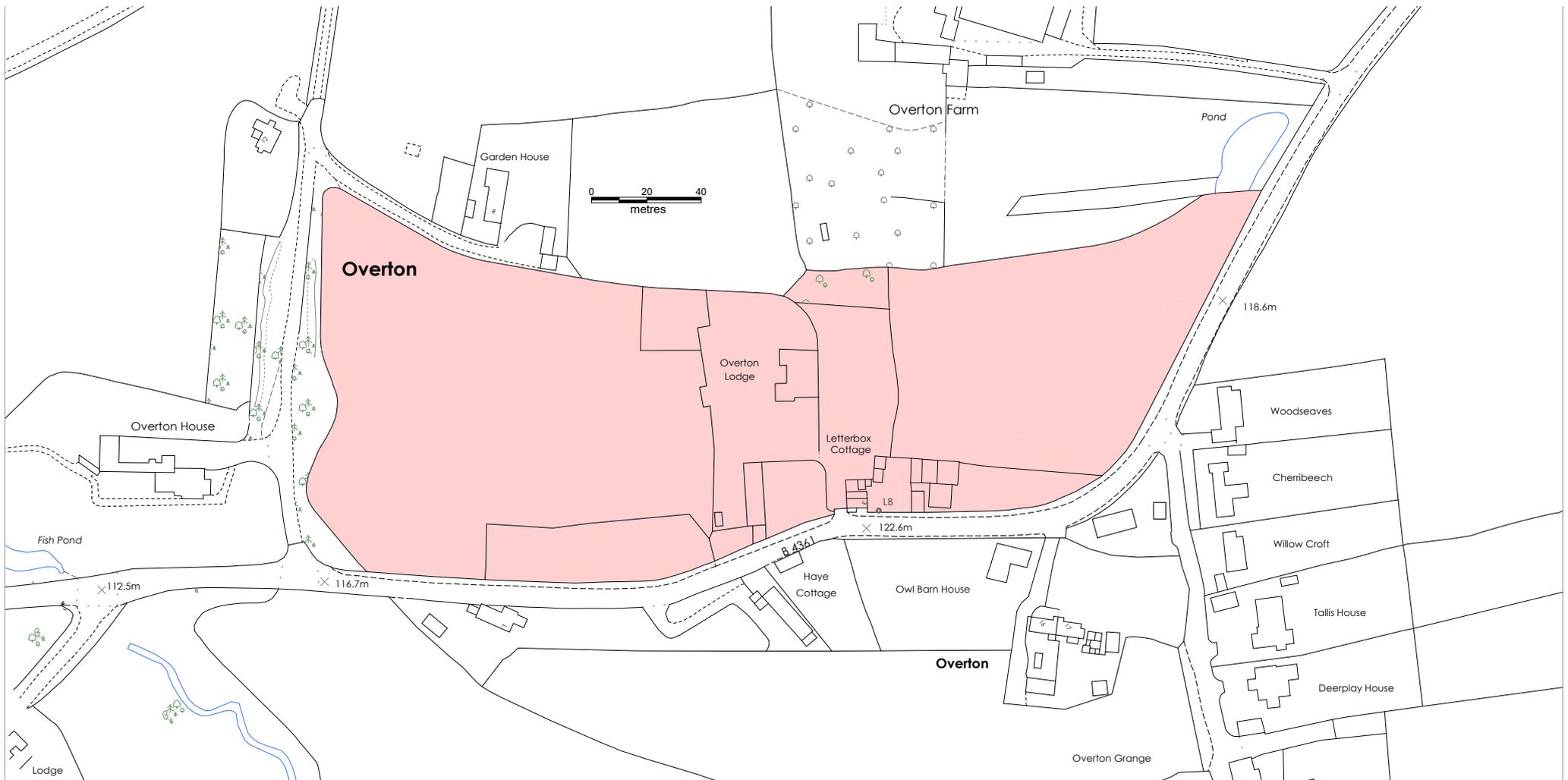
Directions (Postcode SY8 4DY)

Leave Ludlow over Ludford Bridge on the Overton Road. Turn right at Policeman's Corner and head up the bank. After the S-bends, the driveway is on the right before the road descends towards Mortimer Forest.

Distances

- Ludlow: 1.9 miles (approx. 5 minutes)
- Leominster: 9 miles (approx. 15 minutes)
- Shrewsbury: 29 miles (approx. 45 minutes)
- Hereford: 20 miles (approx. 27 minutes)

(Distances and times are approximate)



Overton Lodge



Total Area - 3.21 ha / 7.94 ac

Location SO 503 720
Scale 1:2,000 @ A4

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100018525

Drawing No. T11611-03 | Date 22.09.25



Overton Lodge, Overton, Ludlow, Shropshire, SY8 4D



**Approx. Gross Internal Floor Area
Main House = 5289 sq. ft / 491.54 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
©William Benton-Fife Photographer. Unauthorised reproduction prohibited.



Overton Lodge, Overton, Ludlow, Shropshire, SY8 4D



Approx. Gross Internal Floor Area
Cottage = 610 sq. ft / 56.80 sq. m
Outbuildings = 4636 sq. ft / 430.85 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ©William Benton-Fife Photographer. Unauthorised reproduction prohibited.



We would be delighted
to tell you more.

Kevin Boulton

07932 557520

kevin.boulton@knightfrank.com

Knight Frank Ludlow

Unit 2, SY8 Studios, Gravel Hill, Ludlow

SY8 IFP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2025. Photographs and videos dated September 2025. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.