



SAMUEL WOOD

Castle Barn Richards Castle, Ludlow, Shropshire, SY8 4ET

Offers Based On £800,000



Castle Barn Richards Castle

Ludlow, Shropshire, SY8 4ET



- Detached character barn conversion
- 5 bedrooms, 3 bathrooms
- Stylish kitchen/breakfast room with Aga
- Detached double garage with workshop and hobby space
- Rurally located but close to Ludlow
- Two large reception rooms
- 0.6 of an acre gardens
- Adjoining open farmland

This beautiful barn conversion with accommodation full of charm and character but also having all the modern creature comforts extends to approximately 2700 sq ft with rooms of extremely spacious proportions. The location of the home is stunning adjoining open farmland but under 5 miles into historic Ludlow. The property enjoys well maintained grounds extending to 0.6 of an acre to include a detached double garage with workshop and hobby space above. A wonderful country home not to be missed.



Location

The property sits in an elevated and rural location well away from main roads and offers easy access onto Hanway common and this in turn leads directly into Mortimer Forest for those wanting to enjoy countryside walks. Richards Castle is a popular village with its centre being under a mile away offering a public house, church, village hall and an active community. The property sits adjacent to the Grade I old church and castle ruins. Historic Ludlow is under 5 miles away and is renowned for its architecture culture and festivals and offers an array of independent shops along with the mainline railway station.

Accommodation

The property oozes character with timbered features throughout and is approached into an impressive entrance hall with a cloakroom which then leads into the living room an exceptional sized room with a woodburning stove sitting in an attractive fireplace. Large kitchen/ breakfast room with a beautiful range of modern units with quartz work surfaces to include a six seater breakfast bar, a range of fitted appliances and an oil fired aga, off here is a good sized utility room and equally a very generous and oversized dining room.

On the first floor, there are 5 good sized bedrooms, two of which have en-suite shower rooms and a house bathroom. One of these bedrooms has a separate staircase from the dining room making this ideal as a guest suite.



Outside

The property is approached through a five bar gate onto a gravelled driveway which leads to a detached double garage including a large workshop and a hobby space above. The garage has potential for an annexe and planning permission was obtained via a certificate of lawful use. Link: <https://www.herefordshire.gov.uk/planning-and-building-control/planning-search/details?id=213531&search-term=P213531/v>

Well maintained gardens and grounds extending to 0.6 of an acre that includes a wonderful outside entertaining space on its south facing terrace. There are then sweeping lawned gardens, the first section interspersed with a selection of trees and then a lower lawned area sitting behind the garage which provides great space for families. What is lovely with this property is that the backdrop to the gardens is the view of the Grade I listed old church and the castle remains which is an ancient monument.

Agents Note

Parts of the garden falls under the area within the scheduled monument of the motte and bailey ref 1011020 <https://historicengland.org.uk/listing/the-list/list-entry/1011020?section=official-list-entry>

Services

Mains electricity, shared private water and shared private drainage. oil fired heating to radiators, oil fired aga in kitchen and large woodburning stove in the living room.

Broadband speeds are Basic 16 and Superfast 80 Mbps

Flood Risk - Very Low

The property is Freehold

Local Authority: Herefordshire Council - Tax Band F

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Directions

As you come into Richard's Castle from the Ludlow direction go past the village hall on your left and turn right just before the Castle Inn public house, follow this road out of the village going straight over a small crossroads and the road begins to climb, you will go past a green area on your left and then take the next turning on the left-hand side. Follow this road for around 200 meters and the driveway for castle barn will be found on the left-hand side. What3words: Zaps.keener.grumbles







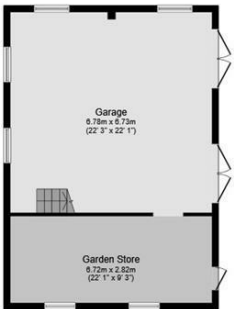
Floor Plans



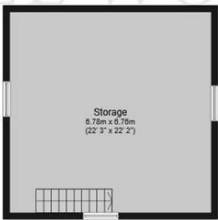
Ground Floor
Floor area 114.9 sq.m. (1,237 sq.ft.)



First Floor
Floor area 114.9 sq.m. (1,237 sq.ft.)



Garage Ground Floor
Floor area 65.9 sq.m. (709 sq.ft.)



Garage First Floor
Floor area 45.5 sq.m. (490 sq.ft.)

Total floor area: 249.52 sq.m. (2686 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

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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