

Andrew Grant  
PRESTIGE & COUNTRY



# Manor House

Nash, SY8 3AX



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Nash, Ludlow, SY8 3AX

4 Bedrooms   2 Bathrooms   4 Reception Rooms

“A substantial rural home with land, outbuildings and planning permission, located on the edge of Nash village just a short distance from historic Ludlow...”

Scott Richardson Brown CEO

- A spacious four-bedroom country home with planning granted for a two-storey extension and indoor pool (22/03746/FUL), which if implemented would allow the property to expand to provide up to seven bedrooms in total.
- Large kitchen and three versatile reception spaces including a formal dining room and cellar.
- Four generous bedrooms, study with shower room and large loft storage.
- Attractive gardens, three paddocks, a manège and stables.
- Substantial gravelled driveway providing ample parking.
- Located in a peaceful village setting, minutes from Ludlow.
- Ideal for buyers seeking a lifestyle property with scope for further improvement and equestrian use.



2321 sq ft (215.6 sq m)



## The sitting room

This generous sitting room spans over 5 metres in length and is positioned at the front of the house. With windows facing out to the drive and gardens, it offers an excellent day-to-day living space and could be adapted to suit a variety of needs.



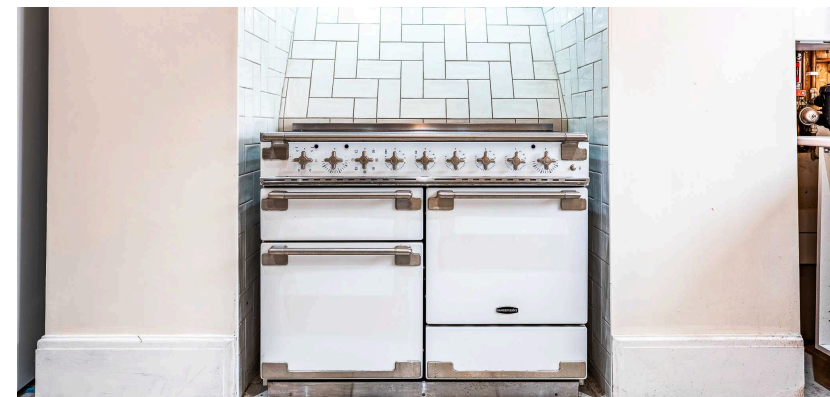
## The dining room

The dining room is located at the front of the house with dual aspect windows providing natural light. This formal reception space sits adjacent to both the hallway and kitchen, making it ideal for entertaining or large family gatherings.



## The kitchen

The kitchen is positioned at the rear of the house and includes space for a central table or informal breakfast area. A window overlooks the gardens and there is direct access to the rear hallway and cellar. The room has generous proportions and would lend itself well to modernisation or extension under the current planning consent.





## The living room

Located to the rear of the ground floor, the living room offers a peaceful setting with access from the staircase landing. A window faces the side garden and there is access to the rear hallway, giving potential for flexible use.



## The entrance hall

The front door opens into a traditional reception hallway with stairs rising to the upper floors and doors to both the sitting and dining rooms. The layout is classically arranged, giving each reception room a sense of separation while still allowing a good flow throughout the ground floor.



## The primary bedroom

The principal bedroom is a superb size with a wide front-facing windows provides plenty of natural light. This large room sits next to the main bathroom and offers ample space for a king-size bed and storage. Its generous proportions means it could be reconfigured in future under the current extension plans to include an en suite if desired.



## The second bedroom

Located at the front of the house, the second bedroom is another well-proportioned double with space for a large bed and additional furniture. A feature fireplace and exposed beams add to the rooms charm. Two wide windows overlooks the driveway and countryside beyond, providing a peaceful outlook. Its position makes it a comfortable guest room or additional family bedroom.



## The third bedroom

The third bedroom is positioned at the rear of the home and features an outlook across the grounds and surrounding countryside. Another well-sized room, there is ample space for freestanding furniture and a double bed.



## The family bathroom

This home includes a beautifully appointed bathroom, all finished to a high standard with a mix of contemporary and traditional design elements. Featuring a freestanding roll-top bath with traditional-style fittings, a modern walk-in shower with sleek tiling and a WC and modern basin.



## The fourth bedroom

The fourth bedroom is located on the second floor and features exposed roof timbers, creating a characterful and flexible space that could also serve well as a study or home office. Positioned alongside is its own bathroom with shower, wash basin and WC, together with access to generous loft storage. There is also planning permission in place which, if implemented in line with the approved extension plans, would allow the property to expand to provide up to seven bedrooms in total.







## The garden

Directly surrounding the house are well-established gardens with mature planting, lawns and hedgerow boundaries that wrap around the home. The grounds extend to approximately two acres in total and enjoy excellent privacy. From the top of the paddocks and garden, there are panoramic countryside views in multiple directions.







## The paddocks and manège

Beyond the formal garden are four mixed hedge-lined paddocks, with further space available to create additional paddocks to assist with grazing rotation. The land gently slopes and enjoys far-reaching views over surrounding fields and hills, and all of the grounds are enclosed by stock-proof fencing. A 40 x 20 metre manège has been fully prepared at groundwork stage and lies adjacent to the paddocks, with drainage in place to the stables. The manège surface, together with all equestrian fixtures, fittings and stable surfaces, are to be finalised and financed by the purchaser. This area is screened from the main house and connects conveniently to the stabling and barn.



## The outbuildings

The extensive outbuildings include a large barn, workshop/store and stable block, providing a range of practical uses to suit a variety of lifestyles. Whether utilised for vehicle storage, workshop space, hobbies, equipment storage or other leisure pursuits, the buildings offer excellent flexibility and potential. Equestrian fixtures, fittings and stable surfaces are to be finalised and financed by the purchaser. These versatile outbuildings complement the rural setting and provide valuable ancillary space.





## The driveway

Approached via a quiet country lane, the property is accessed through double gates leading to a generous gravelled driveway with space for multiple vehicles. There is no garage, but the drive comfortably accommodates cars, horseboxes or trailers.



## Location

Nash is a quiet rural hamlet located between the market towns of Ludlow and Tenbury Wells, both of which provide a wide range of amenities including shops, cafes, restaurants, and doctors' surgeries.

Ludlow is renowned for its historic architecture, vibrant food scene and independent shops, while Tenbury Wells offers a charming high street and regular farmers' markets. The area is well-served for education, with primary and secondary schools nearby, including Tenbury High Ormiston Academy.

For commuters, Ludlow railway station provides direct links to Hereford, Shrewsbury and beyond, while the A49 and A456 offer straightforward road access to Worcester, Leominster and the wider Midlands region.

## Services

The property benefits from mains electricity and water. Central heating is provided by Liquid Propane Gas and drainage is supplied via a private septic tank.

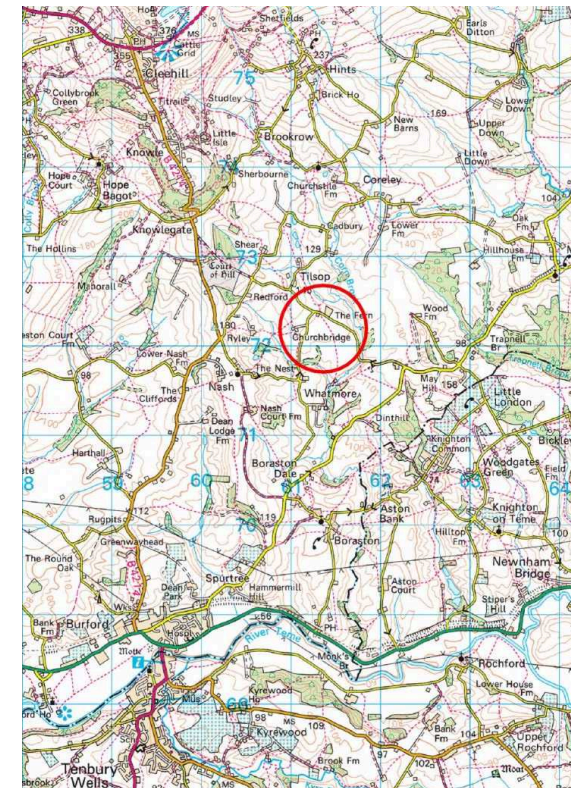
Broadband Speed: Airband broadband available. Download speeds up to 30 Mbps and upload speeds up to 30 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Vodafone, Three, EE and O2 (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.

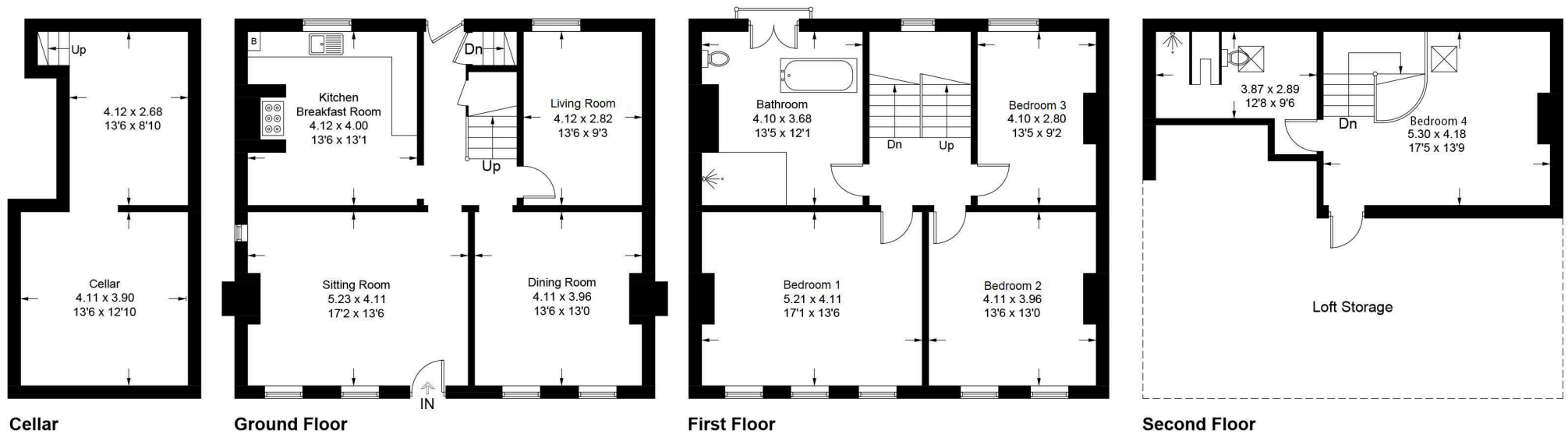
## Council Tax

The Council Tax for this property is Band E



# Manor House, Nash, Ludlow

Approximate Gross Internal Area = 186.9 sq m / 2012 sq ft  
 Cellar = 28.7 sq m / 309 sq ft  
 Total = 215.6 sq m / 2321 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

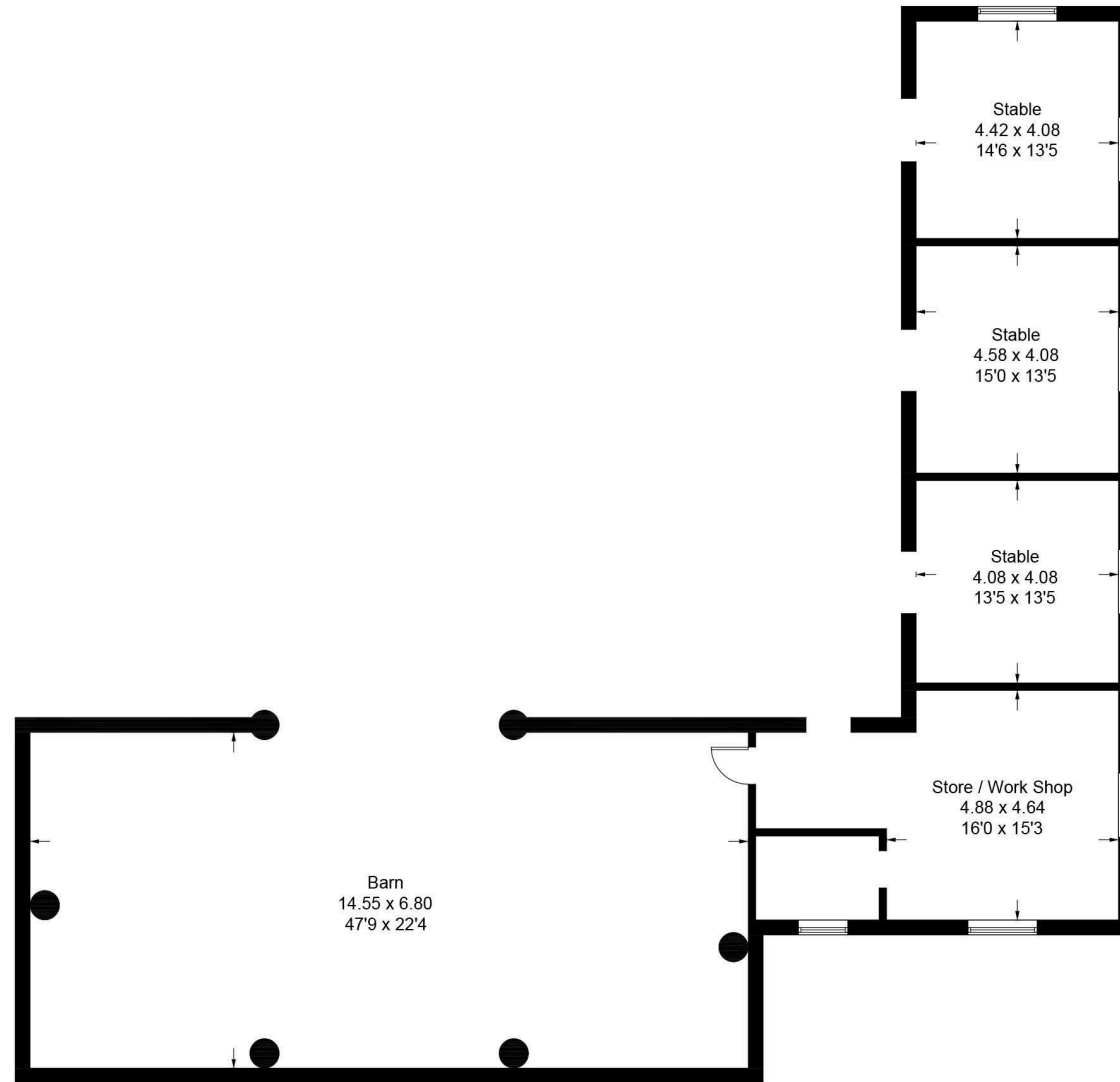
This plan is for guidance only and must not be relied upon as a statement of fact.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

# Manor House - Outbuildings

Approximate Gross Internal Area = 186.5 sq m / 2007 sq ft



**Outbuilding**  
(Not Shown In Actual Location / Orientation)

This plan is for guidance only and must not be relied upon as a statement of fact.



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