



## RIBWOOD, 3 CAYNHAM WOODS

Caynham, Ludlow, Shropshire, SY8 4LZ



# A BESPOKE OAK FRAMED HOME PROVIDING EXCEPTIONAL ACCOMMODATION

A spectacular home set in 2.77 acres of gardens and woodland a short  
drive from Ludlow.



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EPC

TBC

Local Authority: Shropshire Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil-fired central heating with underfloor heating throughout. Electric storage heaters in lodge. Superfast broadband.

What3words: special.shapeless.diets

**Guide Price: £1,500,000**



## RIBWOOD, 3 CAYNHAM WOODS

Built in 1999 and more recently transformed into a spectacular contemporary family home, this bespoke oak framed property provides exceptional accommodation extending to 5847 sq. ft with a separate apartment of 1000 sq. ft over the garage.

Set in mature grounds that once formed the gardens of Caynham Hall, the plot extends to 2.77 acres that includes large lawn running down to woodland and the Ledwyche Brook.









# THE PROPERTY

A grand entrance hall opens into a panelled snug area with a wood burning stove fitted. There is an oak staircase rising to the large first floor landing that has a vaulted ceiling.

There are an excellent range of reception rooms that include a sitting room, drawing room, dining room with doors opening onto the terrace and a wonderful kitchen / breakfast room / family room featuring Tom Howley cabinetry, including high quality fitted appliances, Silestone worksurfaces, breakfast bar and built in furniture in the family area.

A large rear hall and utility have a WC / shower room off as well as plenty of storage.

Off the drawing room is a large room currently used as gym, games room and office with doors opening onto the deck and overlooking the garden.







## UPSTAIRS

On the first floor are four-bedroom suites all set off the large, vaulted landing which also opens onto the stunning glazed roof terrace to the rear of the house.

The principal suite is vast and features a William Holland bathroom and large fitted dressing room. There are three further double bedroom suites all with built in or fitted wardrobes.

A staircase leads to two further attic rooms and a toilet set between them.







## RIBWOOD LODGE

Set on the other side of the driveway and forming the entrance to the property is a large double garage which has an incredible one-bedroom apartment over.

A front door opens into a hallway where there is a ground floor bathroom, with freestanding bath and large shower cubicle, with stairs leading up to the open plan kitchen / living room and doors into a double bedroom with fitted storage space.

An ideal annex, holiday let or office away from the house.







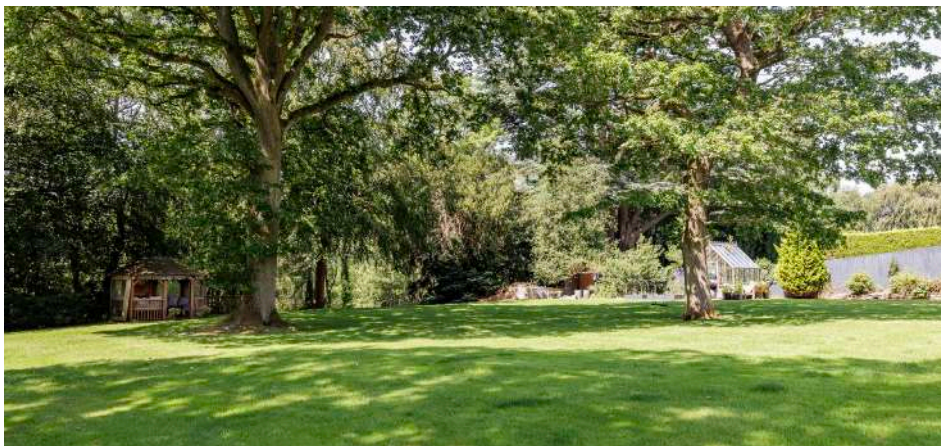
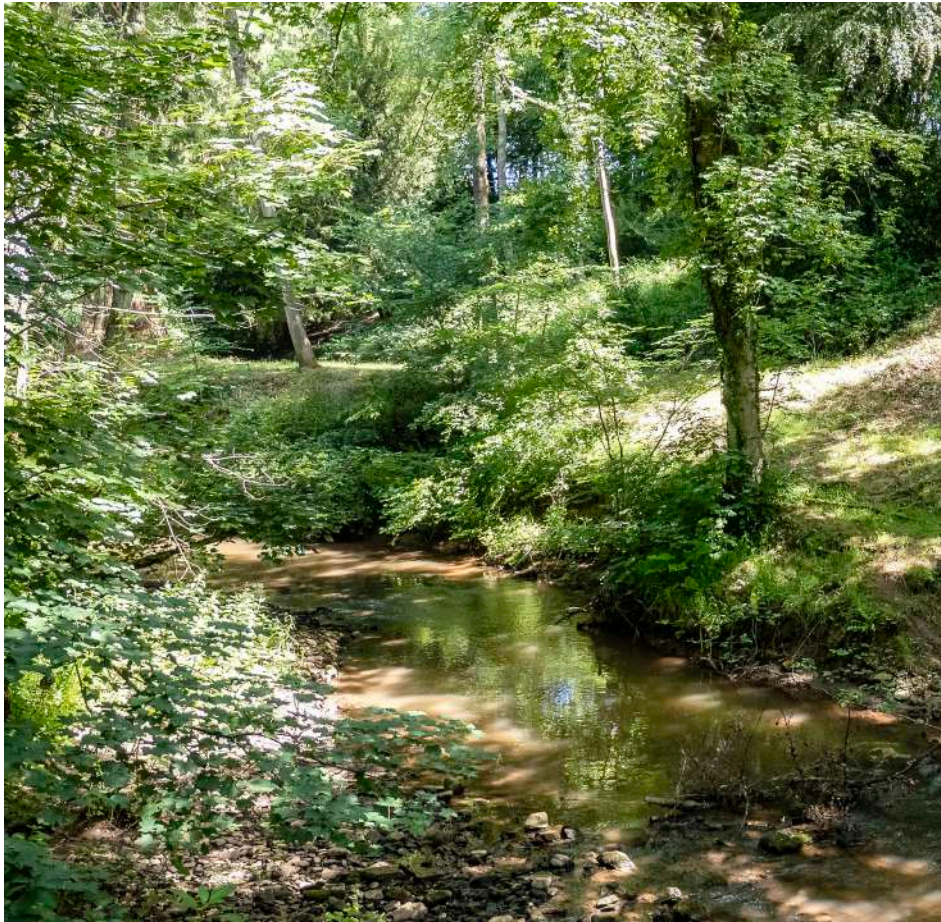
## GARDENS & GROUNDS

Approached via a private driveway and through electric iron gates onto a large, gravelled driveway with extensive parking and double garage with electric doors.

The gardens wrap around the house, enjoying exceptional privacy and a discreet setting at the end of a quiet cul-de-sac. A porcelain terrace leading onto a deck, both opening onto a generous lawn, with mature trees providing structure and natural screening. Pathways lead through woodland that borders the garden, descending to the banks of the Ledwyche Brook which lies some distance below. Within the grounds is a luxury oak summer house by Crown Pavilions, complete with upholstered seating, heater and fridge, along with a greenhouse and raised vegetable beds.

A remarkable plot extending to 2.77 acres.



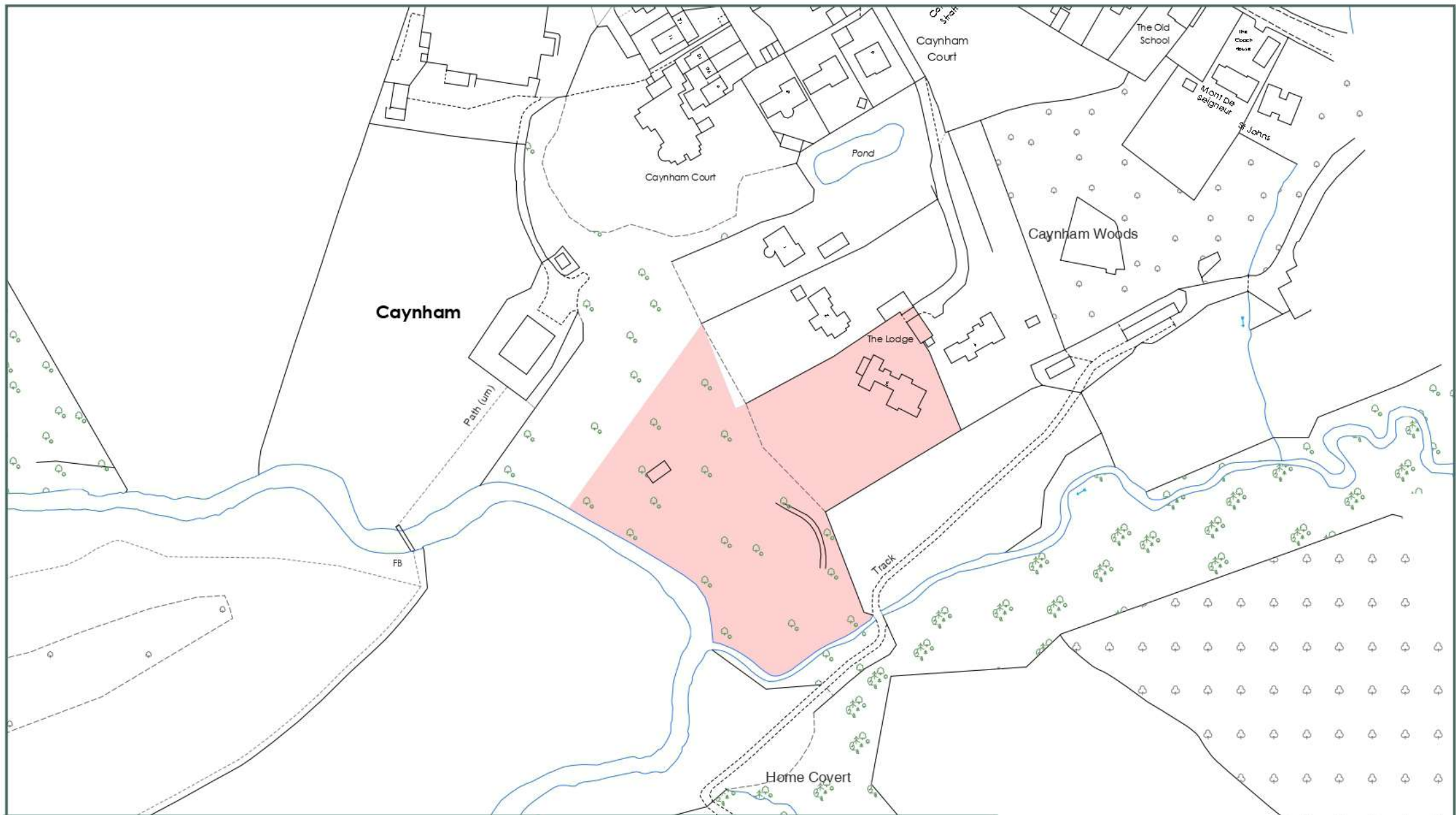


## LOCATION

Ribwood occupies a particularly attractive position set at the end of a private drive within the sought-after Caynham Woods. It is a short distance from the historic market town of Ludlow. Surrounded by beautiful South Shropshire countryside, the property enjoys a peaceful, semi-rural setting while remaining conveniently accessible.

Ludlow, located approximately 3 miles away is a vibrant market town, renowned food scene, festivals and excellent range of independent shops, cafés, and restaurants. The town also offers a variety of everyday amenities including supermarkets, healthcare services, and well-regarded schools. Ludlow railway station offers regular services along the Manchester–Cardiff line, while road connections via the A49 provide access to Hereford, Shrewsbury, and beyond.





Location SO 548 728

Scale 1:2,000 @ A4

Drawing No. ZAA28712-01

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Total Area

1.12 hectares

(2.77 acres)

Ribwood, 3 Caynham Woods,  
Caynham, Ludlow, Shropshire, SY8 4LZ



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**Approx. Gross Internal Floor Area**  
**Main House = 5847 sq. ft / 543.30 sq. m**  
**Garage = 384 sq. ft / 35.73 sq. m**  
**Ribwood Lodge = 1000 sq. ft / 93.01 sq. m**  
**Outbuilding = 76 sq. ft / 7.07 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.  
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We would be delighted  
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