



GROVE HOUSE, LINNEY

Ludlow, Shropshire, SY8 1EE



A PRIME RIVERSIDE HOME IN ONE OF LUDLOW'S MOST SOUGHT-AFTER AREAS.

Designed and built by Charters Property, a Shropshire-based developer with over 25 years' experience delivering exceptional, individually designed homes across the county. Their reputation for uncompromising quality and attention to detail is evident throughout.



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EPC

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Local Authority: Shropshire Council

Council Tax band: To be confirmed

Tenure: Freehold

Services: Mains water, electricity and mains drainage. Central heating, under-floor heating via air source heat pump.

Guide Price: £1,750,000



GROVE HOUSE, LINNEY

Grove House is one of the finest houses available in the town, with impressively proportioned rooms that are positioned to take advantage of its incredible setting and river views.

Large windows and glazed openings feature heavily in the design of this striking home, which extends to over 3,000 sq. ft of accommodation over two floors with living spaces of grand proportions and relaxed luxurious interiors.

The use of natural materials, a soft colour palette and bespoke detailing makes Grove House stand alone in its attention to detail and quality.









THE PROPERTY

Set back and independently within its plot, Grove House is accessed via a sweeping driveway off the Linney. A mixture of mature trees and younger specimen planting create a natural, organic landscape to approach the house and continues throughout the plot.

Internally, the living space is magnificent and grand ceiling heights run through the property on both floors. The entrance at the front of the house opens into a hallway off which are double doors leading into the large drawing room in one wing of the house and the almost 40 ft long open plan kitchen / dining / family room in the other. The drawing room is fitted out with a bespoke stone fireplace housing a wood burning stove. Large windows on two aspects, view directly into the garden and courtyard. The kitchen is fitted out with a bespoke handcrafted kitchen, integrated pantry and opens through to the dining and living areas with windows and doors directly to the garden once more.

The first of the master suites is found on the ground floor, complete with dressing area and en suite shower room. Great thought has gone into creating functional spaces within the elegant design with a large boot room, plant and laundry spaces all provided.







UPSTAIRS

The first floor has three large bedrooms set off a galleried landing, including an impressive master suite occupying one wing of the house. The master suite features high vaulted ceilings, views down the plot towards the river, fitted walk-through wardrobes and a large shower room. The other bedrooms share an expansive family bathroom.

There is underfloor heating throughout the ground and first floor running off an air source heat pump. The whole house has a ventilation system with heat recovery, and it is fitted with full fibre broadband to the property.







GARDENS AND GROUNDS

Externally, there is a large driveway set behind automated gates that provides ample parking and turning space in front of a detached two storey double garage that has a studio above with services connected to allow it to be used for a variety of purposes.

The 0.6-acre grounds have been landscaped to enhance the site's existing maturity.

Including terraces, lawns and soft landscaping that run down to the banks of the River Corve.







LOCATION

Set on the edge of Linney with meadows on the other side of the river Corve, this is a special part of Ludlow that is just a short distance from the town centre. Within reach of all that the historic town has to offer with its beautiful buildings, excellent range of shops, pubs and restaurants, and including many local independent stores in addition to larger national retailers that combine to cater for most needs.

Linney is a very sought-after area in the town and is also home to the rugby club, tennis club and bowling green. A short distance away is the River Teme with the park, Millennium Green and Csons restaurant on its banks. For outdoor activities there is easy access to great walks in the surrounding countryside including easy access to Mortimer Forest that sits above the town.





The town has a train station on the Manchester to Cardiff line which is just over a five minute walk for the property, with trains regularly connecting to the county town of Shrewsbury to the north and the cathedral city of Hereford to the south.

The area is well catered for with schools for all ages, both private and state, with Moor Park being a short drive to the south of Ludlow as well as Lucton, with Cathedral and Shrewsbury school in Hereford and Shrewsbury respectively.





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Approx. Gross Internal Floor Area
Main House = 3097 sq. ft / 287.71 sq. m
Garage = 1028 sq. ft / 95.50 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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