



Church House, Ashford Bowdler, Shropshire

For the finer things in property.





# Church House, Ashford Bowdler, Shropshire SY8 4DJ

An 8 bedroom country house with ancillary accommodation situated only 4 miles from Ludlow, set in about 10 acres with fishing rights

Ludlow 4 miles, Leominster 10 miles,  
Shrewsbury 35 miles, Hereford 22 miles

Entrance hall | 5 Reception rooms | 2 Kitchens  
Cloak hall | Utility room Cellar | 3 Cloakrooms  
Principal bedroom | 7 Further bedrooms  
3 Bathrooms | Separate 1 bedroom studio flat  
Double garage | Workshop | Stables/Store  
Gardens | Fishing rights | Grazing land  
approximately 10 acres EPC rating - TBC

## The property

A wonderful Grade II listed country house in an idyllic village only 4 miles from the centre of Ludlow. Church House consists of an old timber framed farmhouse (now described as the Cottage), to which was added the main Georgian House about 1785 with early 19th century additions. The current custodians have been in the house for over 40 years, it has been a much loved and happy family home. Whilst it would benefit from some modernisation, it is a prominent house in the area, occupying a lovely position overlooking its own grounds, and would lend itself to modern life extremely well. The accommodation offers some superb reception rooms, with generous dimensions, high ceilings and large windows allowing plenty of natural light, and views. The flow through the main house is good, and there are some lovely period details running throughout. The Cottage can be occupied separately and was let by the previous owners as holiday accommodation.

A central entrance hall leads into the drawing room with the original fireplace and French

doors leading onto the main garden enjoying open views over the garden and ha-ha to fields beyond. The generous dining room with fireplace and views to the front is on the opposite side of the hall. A smaller double aspect sitting room with fireplace has French doors to the south facing terrace, as does the kitchen, which also boasts a large larder room. An adjacent music room is a good size, with stone fireplace and French doors to the terrace, and would make for an excellent kitchen (existing kitchen then being used as a back kitchen/utility - subject to any necessary consents). The Cottage consists of a further sitting room/snug/family room leading off the existing music room and giving access to a rear hall, back stairs, and a secondary kitchen/utility.

On the first floor there are 3 bedrooms and family bathroom in the main house and a further 2 bedrooms and bathroom in the Cottage. On the second floor of the main house there are a further 3 double bedrooms and family bathroom, plus a spacious box room and access to a large loft/attic. Both upper floors have bright, spacious landings with picture sash windows making the most of the extensive views.

## Studio Flat

There is a fantastic one bedroom flat. It has a superb open plan living area full of oak beamwork and plenty of space and character. Forming part of the original stable and coach house block, it is situated above the double garage, workshop and stables/storage area. It is currently rented out, and has its own staircase entrance. Access is by the separate driveway to the rear of the property, which is also shared with two adjoining properties. The flat can either be used (subject to any necessary consents) as an annexe to the main house, a holiday let or as it is now; being let out on an assured shorthold tenancy.

















## Outside

A private drive leads to the front of the property with plenty of parking and turning space. The Church of St Andrew is a attractive feature to the front of the house and there is right of access for all church purposes over the main driveway and parking area. The main garden is mostly laid to lawn, with shrub beds and borders, and a ha-ha draws the eye to the far field and views. The brick wall along with western side of the garden offers privacy and shelter from wind. A small pond on the terrace, is a very pretty feature. To the eastern boundary runs the river Teme, set well below the surrounding field levels. Church House owns the fishing rights to the middle of the river. The two fields are currently let on separate grazing licences to a local farmers for sheep grazing.

## Location

Church House is in the quaint village of Ashford Bowdler which has a church and an active community with neighbouring Ashford Carbonell. Just 4 miles away is the historic market town of Ludlow, offering all the everyday facilities including vibrant festivals, historic castle, interesting architecture and well reputed pubs and restaurants. Independent shops, deli's, cafes, butchers and greengrocers occupy the charming streets. Regular markets can be found through the buzzy market square.

The A49 provides good access to the national road network. Ludlow is on the main Cardiff to Manchester railway line with connections to Birmingham and London. There are some good independent and local schools; Moor Park, Lucton and Hereford Cathedral to name a few.







## Church House

Total Area (4.33 ha / 10.70 ac)

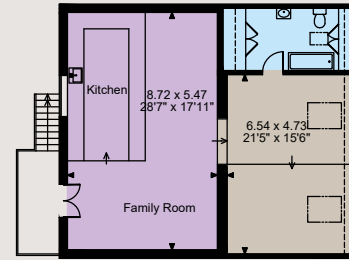
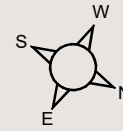
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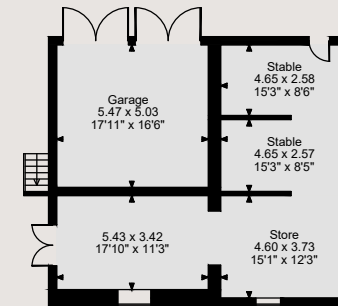
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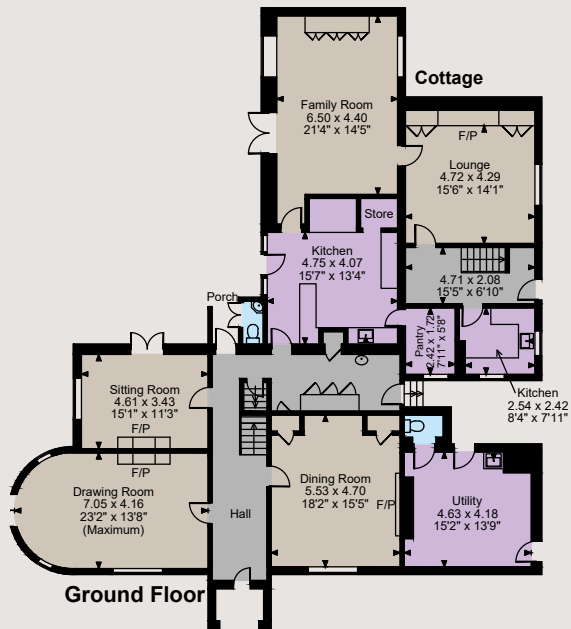
Church House, Ashford Bowdler, Shropshire  
 Main House internal area 5,624 sq ft (523 sq m)  
 Flat internal area 939 sq ft (87 sq m)



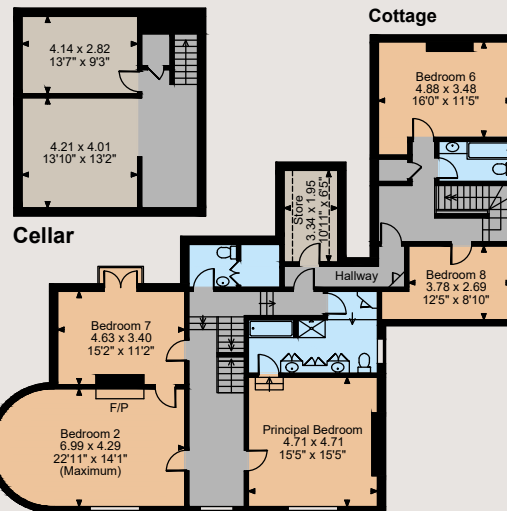
The Flat



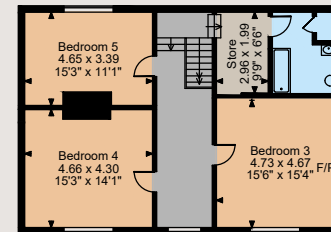
Outbuilding



Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height

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## Directions

South on A49, 3 miles out of Ludlow to Ashford Bowdler. Turn right to St Andrew's church. What3words:///frame.passports.squashes

**Local Authority:** Shropshire Council

**Services:** Mains electricity and water, The Cottage and Flat have their own electricity supply with separate meters. Oil fired central heating in the main house, storage heaters in the Cottage and LPG heating in the Flat. Fibre optic broadband in the house and Flat. Private drainage for all. We understand that this may not comply with current regulations.

**Council Tax:** Main house - Band G, Flat - Band B

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Other items may be available by separate negotiation.

**Wayleaves, easements and rights of way:** The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

**Tenure:** Freehold

**Guide Price:** £995,000

## Ludlow

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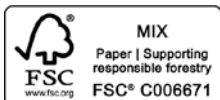
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