



The Grove, Ashford Bowdler, Shropshire

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# The Grove, Ashford Bowdler, Ludlow, Shropshire SY8 4DJ

A fine Grade II listed farmhouse with beautiful period features and the potential for development

Ludlow town centre 2.9 miles, Ludlow mainline station 3.3 miles, M5 (Jct 5) 30 miles, Birmingham city centre 42 miles

Reception hall | Sitting room | Study | Dining room | Kitchen/breakfast room | Utility  
2 Cloakrooms | 5 Bedrooms | Family bathroom  
Cellar | Attic space | Undeveloped wing | Garden

## The property

The Grove is a splendid Grade II listed farmhouse of attractive accommodation with five bedrooms and plenty of potential for development. Dating from around the late 16th or early 17th century, the property features attractive red brick elevations outside, while inside there are elegant period details including ornate ceiling cornicing and light fittings.

The main entrance opens onto a handsome reception hall with tiled flooring, a panelled archway, and a beautiful chandelier light fitting. Doors lead to the two main reception rooms, both of which continue the impressive period styling and welcome plenty of natural light through large sash windows. There is a sitting room and a dining room, both of similar proportions. Additionally, the ground floor has a large kitchen and breakfast room with modern shaker-style units, a central island with a breakfast bar and Aga.

On the first floor there are three generous double bedrooms and a large family bathroom with a separate shower unit. The first floor also has a study, which could be used as a

further bedroom, while there are an additional two large bedrooms on the second floor. The property features additional accommodation on the ground floor and first floor, as well as a large attic. Together, this space provides the potential for renovation and development subject to the necessary consents, to significantly increase the usable living space.

**Health & Safety** The annexe is dilapidated and viewers should exercise caution when entering.

## Outside

The house is set on a large plot which backs onto open fields and rolling countryside. There is a driveway at the front, which leads to the house and provides plenty of parking space. The garden on all sides includes lawns and meadows, dotted with mature trees and bordered by established hedgerows.

## Location

The property is in the small village of Ashford Bowdler, approximately three miles south of Ludlow and surrounded by stunning, bucolic English countryside. The village has a parish church, while all the necessary everyday amenities can be found in Ludlow. There are good shopping options in its characterful town centre, and a choice of several supermarkets. The town is renowned for its great food and drink, with excellent restaurants and pubs, while every year it plays host to the Ludlow Food and Drink Festival. There is a good choice of schooling in the local area, with the nearest primary school located in neighbouring Ashford Carbonell, and the independent Moor Park School located close to Richard's Castle, while Ludlow provides further schooling in both the state and independent sectors. Local road connections include the A49 and the A456, while the rail network is accessible from Ludlow, offering services towards Crewe or Shrewsbury.









The Grove, Ashford Bowdler, Shropshire  
Internal area 5,847 sq ft (543 sq m)



The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
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**Directions**  
 What3words:///grower.season.explained

**General**  
**Local Authority:** Shropshire Council  
**Services:** Mains electricity, water and drainage. Oil fired central heating.  
**Council Tax:** F  
**Fixtures and Fittings:** Only items known as fixtures and fittings will be included in the sale, other items such as garden ornaments may be available by separate negotiation.  
**Tenure:** Freehold  
**Guide Price:** £850,000

**Agent's note:** Please be aware that the annexe is in a state of disrepair and is DANGEROUS. There are no children allowed on site at any time and all viewings must be attended by a Strutt and Parker representative.

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