

The Old Vicarage

Ashford Carbonel, Shropshire SY8 4BT

A classic Victorian former Vicarage on the edge of this highly desirable village with outbuildings and paddock

Ludlow 3 miles, Hereford 21 miles, Shrewsbury 32 miles, Kidderminster 25 miles

(All distances are approximate)

Drawing room | Family room | Dining room Sun room | Kitchen/breakfast room | Play room Utility | Cloakroom | 2 Bedrooms with en-suite bathrooms | 5 Further bedrooms | Family bathroom | Double garage | Single garage 3 stables | Tack room | Workshop | Hay barn Summer house | EPC rating D

About 2.6 acres

Location

Ashford Carbonell lies approximately 3 miles to the south of the historic town of Ludlow, famed for its many festivals and independent shops. Its gastronomic reputation is well deserved and the architecture of the listed buildings adds to the picture-postcard nature of this South Shropshire town.

The surrounding countryside is beautiful and offers a range of sporting and leisure facilities. There is fine outriding, cycling, walking, golf courses and leisure facilities located throughout the immediate area.

The village of Ashford Carbonell has a primary school, a church, and an active village hall. There are a number of prestigious schools slightly further afield catering for both private and state education for all ages.

Communications in the area are excellent with the A49 linking Shropshire's county town of Shrewsbury in the north to the cathedral city of Hereford in the south. Ludlow itself is on the main Manchester to Cardiff line with trains running at regular intervals to Hereford and Shrewsbury. London is accessible in about 3hrs.

The property

The Old Vicarage is located at the end of a tree lined drive and boasts extensive views from all corners. The property, which dates back to the turn of the 20th Century, boasts wonderful room proportions, high ceilings and large windows throughout. Once into the main house the wide hall-way is a focal point with the major entertaining rooms accessed from there. The hall features parquet flooring complementing the stained glass windows which continue on the landing. The drawing room has dual aspect windows with a large fireplace and offers ample entertaining space. Opposite the drawing room is the family room which also has a fireplace and views over the front garden.

The country kitchen has a range of wall and base units along with a built-in Aga, island and space for a kitchen table. There is the added benefit of a larder, separate play room and a practical utility room. Completing the ground floor is the formal dining room and excellent sun room. The sun room in particular has been designed with light and space in mind and has superb views over the garden and beyond.

The first floor has the master bedroom with an abundance of built in storage and a en-suite bathroom. There are four further bedrooms on this floor along with a family bathroom. On the landing is a very useful array of fitted cupboards and a further linen cupboard next to the bathroom.

The top floor provides a further en-suite bedroom along with an additional bedroom. The eves provide an area for storage.





Outside

The grounds at The Old Vicarage complement the property beautifully and have been lovingly developed by the current owners. They are a fantastic supporting role to the house, providing not only a view from every window but also a wonderful feeling of peace and seclusion to the property. The house is surrounded by its grounds amounting to about 2.6 acres and divided into sections or rooms by clever planting and well positioned ponds to create individual entertaining spots. The owners have created a summer house with electricity to ensure all year round enjoyment. The summer house overlooks the paddock. There is a subtle mix of nature from orchard to soaring pines, Lilly ponds to productive kitchen garden, all linked by beautiful lawns and mature borders.

Outbuildings

Placed in an area popular with horse riders, The Old Vicarage has three stables and a tack room. There is a double garage and a further single garage along with a separate hay barn. Located close to the back door of the house is a wood store, a dog kennel and a gardeners W.C

General

Services: Private drainage via a Septic Tank, Mains water and electricity. Oil fired central heating.

Council tax: Band G

Local authority: Shropshire Council:

03456789000

Fixtures and fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by

separate negotiation.

Wayleaves, rights of way and easements:

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing strictly by appointment with the agent.













Directions

From Ludlow proceed south over the Ludford Bridge. Continue along this road, the B4361, turning right on approaching the T-Junction, signposted to Leominster. After approximately 0.2 miles turn left signposted to Ashford Carbonel and Caynham. Continue over the railway bridge and the river bridge for approximately 0.5 miles and the entrance to The Old Vicarage will be found on your left hand side.

Ludlow

26 Bull Ring, Ludlow, Shropshire SY8 1AA **01584 873711**

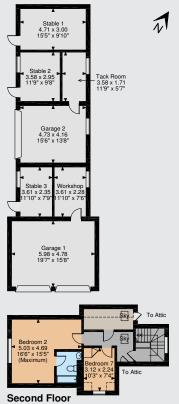
ludlow@struttandparker.com struttandparker.com

55 offices across England and Scotland, including 10 offices in Central London

Floorplans

Main House internal area 3,909 sq ft (363 sq m)
Garages/Workshop internal area 687 sq ft (63 sq m)
Summer House internal area 158 sq ft (15 sq m)
Stables internal area 357 sq ft (33 sq m)
Haybarn internal area 447 sq ft (42 sq m)
Stores & W.C. internal area 83 sq ft (8 sq m)
For identification purposes only.





The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8243727/CBL

IMPORTANT NOTICE Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2016. Particulars prepared January 2016.



