



The Old Vicarage Ashford Carbonel, Shropshire

STRUTT & PARKER

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 an 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.





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.

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

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



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

□ □ □ □ Denotes restricted head height

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