

COURT FARM

£975,000



“Grandeur, land, amenity and fishing”

Ashford Carbonel, Shropshire

On the edge of the hugely desirable village of Ashford Carbonel sits Court Farm, a lovely family home for many years. In addition to the property’s impressive scale of accommodation, character features and terrific views this property is offered with an array of outbuildings, pretty gardens, approx five acres of paddocks and, the cherry on the cake: fishing rights on a picturesque beat of the River Teme.

- No chain
- Popular village
- Outbuildings and barns
- Fabulous family home
- Approx 5 acres of land
- Fishing Rights on River Team



Journey down a long, tree-lined driveway to Court Farm and its two neighbouring properties; here a good-sized courtyard provides ample parking and offers a view of the property rear, hinting at its scale, charm and elegance.

A beautiful reception hall with parquet flooring and part-panelled walls acts as the main artery of the home, directing visitors to the kitchen on the left, the reception rooms to the right and useful utility areas to the rear.

The two generous, elegant reception rooms offer stunning views over the mature gardens, across the property's paddocks to the river beyond. Both rooms have parquet flooring throughout and working fireplaces: the main sitting room has a Clearview wood burner; the dining room has an open fire and also benefits from a large bank of bookshelves.

On the other side of the property lies the kitchen, with an extensive range of cupboard storage, wall oven, counter top hob and a pretty breakfast seating area: the perfect spot gaze over the garden whilst enjoying egg and soldiers and your morning paper.

To the back of the kitchen lies a further rear entrance: the one you would tend to use when living in the country: where you throw off your wellies, hand up your coat and clean off the dogs. From here you can also access a cloakroom toilet and boot room.

On the first floor a full length landing gives access to all the bedrooms as well as a huge family bathroom. The bedrooms are easily large enough to be split off to create further upstairs accommodation. All upstairs rooms offer superb views across the paddocks, river and landscape beyond.

Outside: to the rear of the property sits a large Dutch barn and further outbuildings - currently used as lambing pens - great, dry space for anyone looking for small holding storage. A double garage lies to the side of the property as well as a small access driveway/ parking bay. From here, a pretty, metal pedestrian gate accesses the rear garden, replete with mature trees, shrubs, lawn area and flower borders. A paved rear area provides a south-west facing aspect from where to enjoy the sun with views down to the river.





Two separate vehicle access gates on either side of the house lead to the paddocks – perfect for trailers and machinery. The paddocks extend to approx 5 acres (TBC by buyer’s solicitor) and have a water supply.

A superb bonus of this property is the inclusion of a stretch of the River Teme with fishing rights, which runs across the property’s rear boundary; course and game species are believed to be present.

Outbuildings:

- Livestock Shed, steel framed with electricity and water: 16.40m x 11.09m
- Livestock Shed, steel framed with electricity and water: 13.21m x 10.93m
- Dutch Barn: 13.21m x 6.11m

Area: Ashford Carbonel is a sought-after village on the outskirts of the foodie capital of Ludlow. The village has a great local community, church, primary school and popular village hall which hosts pub nights, coffee mornings, gardening and craft clubs.

At a glance:

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	E (Shropshire Council)
Heating:	Oil; radiators
Service charges:	nil
Covenants:	none known
Broadband:	Yes

* correct as of instruction date
Information provided by vendors



DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.