



Upper House Hope Bagot, Ludlow, Shropshire

STRUTT & PARKER

Upper House

Hope Bagot, Ludlow,
Shropshire SY8 3AF

An idyllic part-timbered country cottage set in delightful gardens

Tenbury Wells 5 miles, Ludlow 7 miles,
Worcester M5 (J5) 30 miles

Hall | Kitchen/breakfast room
1st floor study | Sitting room
Family/music room
Detached utility/store | 4 Bedrooms
Bathroom/Study/bedroom 5
Detached studio/office | Gardens
Garage/workshop | Parking | Views

Location

Upper House is set in the picturesque village of Hope Bagot with a village hall and church. The nearest shops and primary school are found at Clee Hill.

The surrounding countryside is beautiful offering walks from the doorstep. The nearby popular market towns of Tenbury Wells and Ludlow have an excellent range of shops, schools, restaurants, services and amenities.

Communications in the area are excellent with the A456 picked up at Tenbury Wells linking to Kidderminster and the A44 linking to Worcester where the motorway network can be picked up. Rail links are found at Ludlow, Kidderminster and Worcester.

The property

Upper House is a beautiful part timbered Grade II listed village house and believed to date from 1678. The property has been sympathetically renovated over the years and now offers excellent accommodation arranged over three floors. Upper House retains a host of period features and is full of character throughout. There are two principle reception rooms, both are dual aspect and have exposed ceiling timbers along with feature fireplaces housing wood burning stoves.

The kitchen/breakfast room has triple aspect windows and boasts a four oven Aga along with plenty of fitted storage and space for a dining table. A study/play room is accessed up a flight of stairs from the kitchen. A detached utility/store is located close to the kitchen.

There are two characterful first floor bedrooms (one with ensuite shower room) along with a further study/bedroom 5 and a family bathroom with an elegant roll top bath. There are two further light and airy 2nd floor bedrooms. In all Upper House is a fabulous home with a perfect balance of period features and modern day comfort.

Outside

Upper House is located in glorious countryside and approached off a country lane through a gated entrance onto a gravel driveway with ample off street parking to the front of the detached garage/workshop. The delightful cottage gardens are a real feature of the property with lawn, flowering and herbaceous borders and all enclosed by mature trees and hedging.

Upper House benefits from a light and airy converted outbuilding with mezzanine office space which is ideal for those looking to work from home, as an artist's studio or with potential for a holiday let or further accommodation subject to consents.





General

Services: Mains electricity and water. Private drainage to a septic tank. Oil fired central heating.

Council tax: Band D Local authority: Shropshire Council. Telephone: 03456789000.

Agents note: The property is grade II listed}

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.

Directions

From Ludlow proceed east on the A4117 towards Clew Hill. Upon reaching Clew Hill turn right signposted Tenbury Wells. After approximately 1.5 miles turn right signposted Hope Bagot. Proceed for just under a mile before turning right towards the Church. Follow this road for approximately 0.5 miles where you will find the entrance to Upper House on your right indicated by the name plaque.

Ludlow

26 Bull Ring, Ludlow, Shropshire SY8 1AA

01584 873711

ludlow@struttandparker.com

struttandparker.com

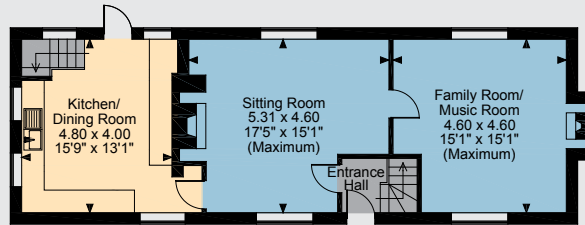
50 offices across England and Scotland, including 10 offices in Central London

Floorplans

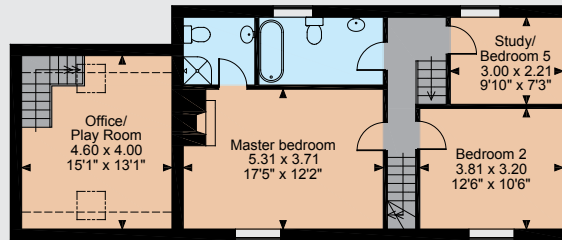
Main House internal area 1,784 sq ft (167 sq m)

Studio & Study Area internal area 468 sq ft (44 sq m)

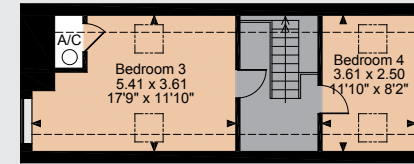
For identification purposes only.



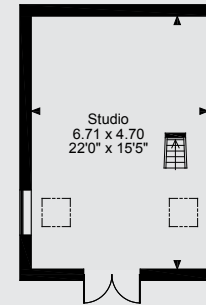
Ground Floor



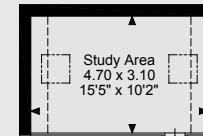
First Floor



Second Floor



Studio Ground Floor



Studio First Floor

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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8228662/SS



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 which have 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 May 2015. Particulars prepared May 2015.