



The Old Vicarage Diddlebury, Shropshire

The Old Vicarage

Diddlebury, Shropshire SY7 9DH

A handsome former Vicarage located on the edge of a popular village with a 2 bedroom flat, outbuildings and sitting in about 2.5 acres

Ludlow 7 miles, Bridgnorth 16 miles,
Telford 21 miles, Shrewsbury 25 miles.

Entrance hall | Drawing room | Dining room
Sitting room/library | Study | Large kitchen/
breakfast room | Conservatory | Utility room
Boot/boiler room | Cellars | Cloakroom

First Floor: Galleried landing | Six bedrooms (master en suite) | Two additional bath/shower rooms

Second Floor: Self-contained apartment with kitchen, bathroom, sitting room and two bedrooms | EPC rating E | Various outbuildings
Wood store | Outside WC | Detached barn offering garaging and having loose box with hay loft over | Red-brick former wash-house
Planning permission for further garaging
Established gardens, paddock and orchard

About 2.5 acres (1.0 ha)





The Old Vicarage

The Old Vicarage is believed to date from 1884 and boasts a wealth of late Victorian character and period features including high ceilings, sash windows, feature fireplaces, stained-glass lights framing the front door and a beautiful mosaic tiled floor. The current owners have refurbished the property and have created a truly beautiful home, benefiting from subtle decoration and a perfect mix of period features combined with modern day comfort.

The Old Vicarage offers extensive accommodation arranged over three floors, the top floor can be used as a self-contained apartment with independent access if required. There are two staircases within the main house creating an extremely flexible living space.

All the reception rooms are light and airy with large sash windows maximising natural light and framing views over the gardens. The well-proportioned drawing room and dining room are accessed from an elegant hallway and boast high ceilings, dual aspect windows and feature fireplaces (the former housing a Clearview stove). The superb kitchen/breakfast room is fitted with an extensive range of units with granite worktops. There is a central island unit, a four oven Aga ensuring a warm welcome, an integrated electric hob, double oven and dishwasher. Off the kitchen is a utility room and a separate boot room with additional storage and access to an enclosed courtyard at the rear of the house. Completing the ground floor accommodation are a study, a second sitting room/library with fitted bookshelves and a conservatory. There also extensive cellars.

To the first floor there are six well-proportioned bedrooms (the master with en suite bathroom) and two further bath/shower rooms. To the second floor is a self-contained apartment with a fitted kitchen, sitting room, bathroom and two double bedrooms and separate access via an external fire escape to the rear of the property.



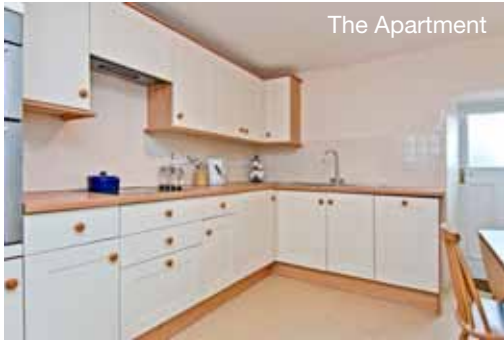
Situation

The Old Vicarage sits on the edge of the popular village of Diddlebury with Church, village hall and primary school. The surrounding countryside is beautiful with walks on the door-step. Golf courses can be found at Ludlow and Bridgnorth and racing is held regularly at Ludlow.

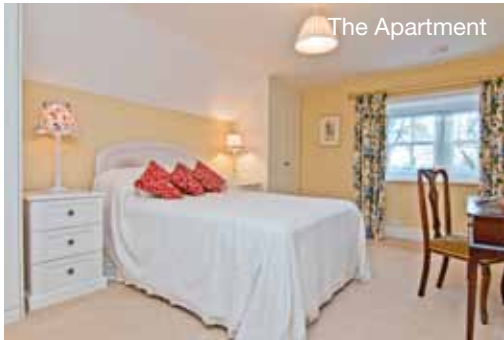
The nearest shop/petrol station is located at the neighbouring village of Aston Munslow which also has a public house. The historic market towns of Bridgnorth and Ludlow are easily accessible and offer a range of everyday shops, facilities and schools. The private education sector is well catered for with schools in Shrewsbury, a preparatory school at Moor Park just to the south of Ludlow and others in Bridgnorth and Bucknell.

Communications in the area are first class. Ludlow is on the Manchester to Cardiff railway line, and when changing once, London Paddington is accessible in a little over three hours. The A49 links Hereford in the south with the county town of Shrewsbury in the north. The M54 is accessible at Shrewsbury and Telford.

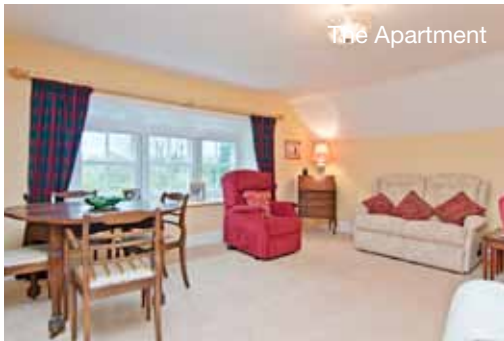




The Apartment



The Apartment



The Apartment



Floorplans
Gross internal area 6,330 sq ft (588 sq m)
 For identification purposes only.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Gardens and outbuildings

Accessed through a gated entrance over a gravel driveway with parking for a number of vehicles, The Old Vicarage sits in mature gardens and grounds and overlooks neighbouring countryside.

The delightful gardens surround the property and are a mix of formal lawn interspersed with mature trees, shrubs and flowering borders. There is a paved patio area for alfresco entertaining.

There is gated access to a small paddock amounting to approximately 1.3 acres and a small copse. To the side of the property is an enclosed paved courtyard with garage and a barn to the side (offering potential for conversion subject to consents). There is also a former red-brick wash-house (currently used for storage), along with a variety of other useful stores and a gardeners WC. Planning permission exists for an additional four bay garage with home office above (planning reference 11/00488/FUL).

Directions

From Ludlow, proceed north on the A49 before turning onto the B4365. Pass through Culmington and at the T-junction turning right onto the B4368 signposted Bridgnorth. A short distance along here, you enter the village of Diddlebury and take the first right hand turn into Mill Lane. Continue to the bottom of this lane and opposite the church turn left up a drive bordered on the right by the village hall and the primary school. Follow the drive to The Old Vicarage.

Ludlow

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

General

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

Council tax: Band G

Agents notes: The Old Vicarage is located within an Area of Outstanding Natural Beauty.

Local authority: South Shropshire District Council. Telephone: 0345 6789000

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.



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