



Culmington House

Culmington | Nr Ludlow | Shropshire







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A beautiful predominantly Queen Anne village house surrounded by glorious landscaped gardens

Porch | Entrance hall | Dining room | Drawing room
Kitchen/breakfast room | Study | Sitting room | Rear hall
Cloakroom | Utility/scullery | Butlers pantry | Pantry
Master bedroom suite | 5 Further first floor bedrooms
3 Further bathrooms | 2 Attic bedrooms with bathroom
Cellars | Beautiful landscaped gardens
Tennis court | Paddock | Brook | Potting sheds
Greenhouse

The Wain House

Sitting room | Kitchenette | Bedroom | Bathroom
Mezzanine study
Stabling and outbuildings with potential for further
development | Planning permission for holiday lets

About 4.5 acres (1.8 ha)





Situation

- Culmington House is situated in Culmington which is a small village approximately five miles from the market town of Ludlow in the Corvedale. Culmington itself has a village hall and a church and is surrounded by beautiful South Shropshire countryside. Ludlow is most recently famed for its fine gastronomic reputation, vibrant festivals and historic architecture.
- Communications are good with the A49 linking Hereford in the south to Shrewsbury in the north. Train connections are via the railway station at Ludlow which is on the Cardiff to Manchester line with trains to London taking a little over three hours.

- The surrounding countryside is beautiful and offers many a recreational opportunity with riding, golf and fine walking and racing at the nearby race course.

Outbuildings and Paddock

There are several outbuildings at the property including woodstores, old game larder, and a greenhouse. The property also benefits from a paddock measuring approximately 1.2 acres, of flat grazing land, which is bordered by mature hedging, and has access off the lane. There is a tennis court by the paddock.

Culmington House

Culmington House has been transformed by the current vendors into an exceptional family home sitting grandly within beautiful landscaped gardens. The property retains many original features throughout including open fireplaces, flagstone floors, a solid wood staircase, exposed floors and beams in places.

Off the impressive entrance hall with wonderful flagstone flooring and an open fireplace are the principal reception rooms; the dual aspect drawing room with open fireplace enjoying views over the garden; and the dining room, a similarly proportioned and charming room. From the dining room steps lead down into the kitchen/breakfast room with oil fired Redfyre and a useful adjoining pantry and scullery/utility. Off the rear hallway is a study and sitting room.

On the first floor are six beautifully appointed bedrooms, two en suite with the remainder sharing two bathrooms. All the rooms look out over the garden and surrounding hills and are of excellent size benefiting from high ceilings and fireplaces and exposed floorboards. Stairs rise to the attic rooms where there are two interlinking bedrooms sharing a bathroom.

The Wain House

Within the grounds of the property is a small detached cottage which benefits from separate access. The cottage itself comprises a mezzanine study area with steps down to a further sitting room, a small kitchen and a bedroom and bathroom. The cottage adjoins the former stables and outbuildings, with planning permission for conversion to holiday lets.



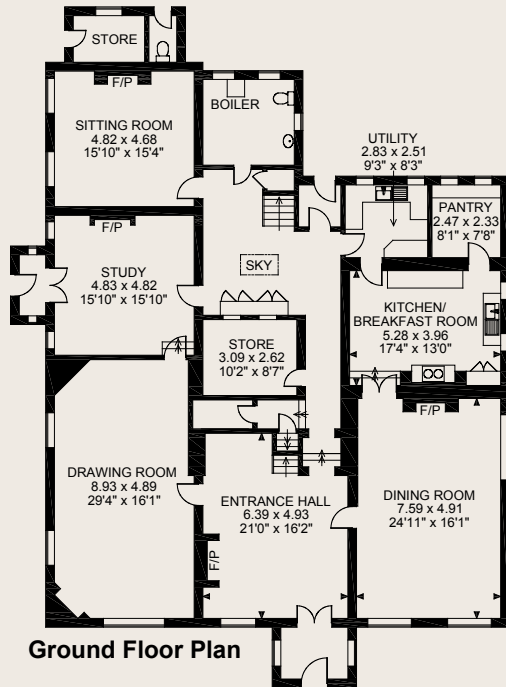
GROSS INTERNAL AREA
MAIN HOUSE = 648 SQ METRES - 6975 SQ FEET
GARAGE = 52 SQ METRES - 557 SQ FEET
OUTBUILDINGS = 37 SQ METRES - 395 SQ FEET
THE WAIN HOUSE & STABLES = 105 SQ METRES - 1128 SQ FEET
WOOD STORE = 11 SQ METRES - 114 SQ FEET
TOTAL = 853 SQ METRES - 9169 SQ FEET



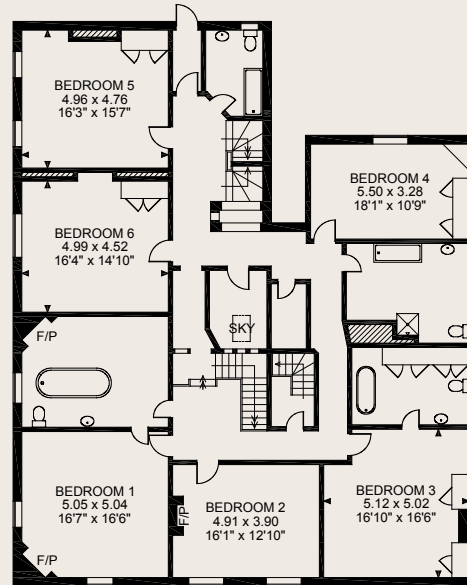
Quoted Area Excludes 'External Store & W.C.
FOR IDENTIFICATION ONLY - NOT TO SCALE

--- Denotes restricted head height

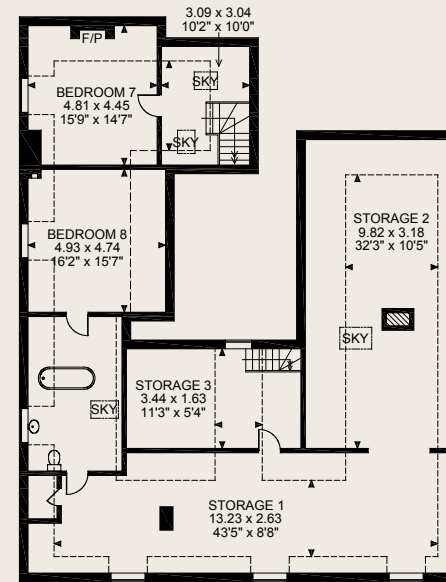
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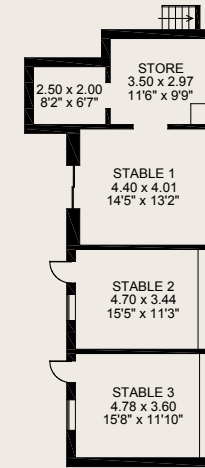
Ground Floor Plan



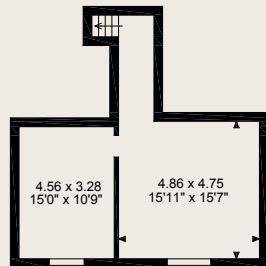
First Floor Plan



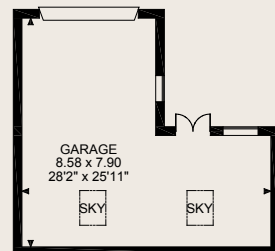
Second Floor Plan



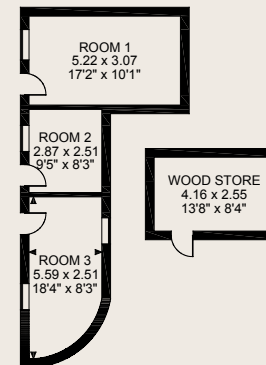
The Wain House & Stables Ground Floor Plan



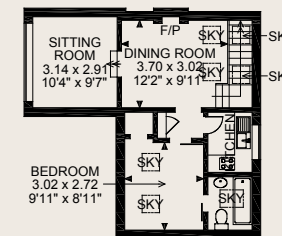
Cellar



GARAGE
 8.58 x 7.90
 28'2" x 25'11"



Outbuildings



The Wain House & Stables First Floor Plan

Gardens

The gardens really are an exceptional feature of this property and have extensive lawns with borders, yew hedges and topiary, with espaliered fruit trees on a long wall creating a wonderful private garden within this popular village. There are areas of well planted and stocked flower beds, and a very attractive sunken garden. Paths intersperse throughout the lawns and a charming brook meandering through the middle.

There is a large turning and parking area to the front and the rear of the property.

General

Services: Mains water. Private drainage via a septic tank. Oil fired central heating. BT connected.

Council tax: Band G.

Postcode: The postcode of the property is SY8 2DB.

Local authority: Shropshire Council: 01584 813000.

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.

Agents note: The property is Grade II listed

Directions

From Ludlow proceed north on the A49 before turning right onto the B4364 signposted to Culmington. Continue along this road for approximately two miles and on entering the village of Culmington take the first right. The entrance to Culmington House can be found on the left hand side, approximately 500 yards down the lane, just before the road bends round to the left, indicated by a name plaque.

Viewing strictly by appointment through Strutt & Parker



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