



## CHURCH HOUSE

Richard's Castle, Ludlow, SY8 4ET





**Church House**  
Richard's Castle  
Shropshire  
SY8 4ET

Full of authentic character and charm. a very appealing Grade II listed house, occupying a delightful setting with far-reaching views, particularly from the gardens which extend to just under 1.3 acres.

**Price £795,000**

#### **Situation and description**

Church House occupies an elevated position above the main village and is part of a small cluster of individual properties that lie adjacent to the ruins of the castle and a Grade I listed church. The village has a public house, village hall and church and is close to the highly regarded Moor Park School preparatory school. The historic and highly desirable market town of Ludlow is a cultural centre and lies just over 4 miles away and offers a choice of restaurants and shops, along with a mainline train station.. The whole lies within the boundaries of the Richards castle ancient monument.

Church House is a fascinating Grade II listed period house full of character and charm that offers comfortable living space with four good bedrooms, a dressing room and three bath/shower rooms. Set in extensive gardens and grounds there is a small kitchen garden with raised beds, soft fruit and fruit trees, along with a large greenhouse built to a traditional design. There are extensive views over the landscape, particularly from the gardens and some fine walks close by.

On arrival, a private drive sweeps up to a parking and turning area with an enclosed porch opening into the house. The kitchen is very practical and has plenty of cupboard space together with granite working surfaces, a quarry tiled floor and 3 oven electric Aga.

At one end it opens into a breakfast room which also has a quarry tiled floor as well as a dual aspect and exposed timbers.

The main drawing or dining room is an impressive space full of atmosphere with oak flooring, beamed ceiling and large stone fireplace with fitted wood burner. A separate living room is centered around a large stone inglenook fireplace with fitted wood burner and again is full of character and provides a very comfortable space to sit and relax. An inner hall connects both main reception rooms and has a door to outside. A useful office provides a private space to work and includes fitted shelving and a door through to a utility/cloakroom with oil fired boiler, WC, and door to outside.

On the first floor a good-sized landing provides access to a master bedroom with an en suite shower room and adjoining dressing room, with fitted wardrobes to one wall. There are three further individual bedrooms (two sharing a shower room) and a comfortable family bathroom.

#### **Outside**

Church House is approached from a small country lane by its own private driveway to an excellent gravelled parking and turning area to the side and rear of the house. From here access can be gained to the large functional cellar housing wine and winter apple storage and water supply apparatus. there is a range of excellent outbuildings including a timber workshop and store, a mower shed, tool shed and a modern open double garage or cart shed. The gardens and grounds are extensive and sweep away from the house extending to approximately 1.3 acres. Adjacent to the grade 1 listed Church they are enclosed by old stone walling and mature hedging and are laid mainly to lawn interspersed with a number of mature trees and shrubs. An attractive lily pond attracts varying wildlife and a patio with granite topped table makes the most of the fine views. Ideal for a gardener or avid cook, the productive kitchen garden includes six raised beds with both vegetables and soft fruit, and a Victorian style greenhouse offers plenty of space to grow a variety of plants. The garden as a whole, is managed in a natural and ecological manner as is possible.

**Services and Considerations:** Private shared water and drainage. Oil fired central heating, secondary glazing.

**Tenure** Freehold.

**Council Tax Band:** G

**EPC:** n/a (Listed)

**Mobile Phone** tbc

**Broadband:** tbc

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

**Prospective purchasers:** Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

#### **Views of the St Bartholomew's Church**





Kitchen/breakfast room above, living room and drawing room below





Bedroom and family bathroom above, bedroom with en suite below



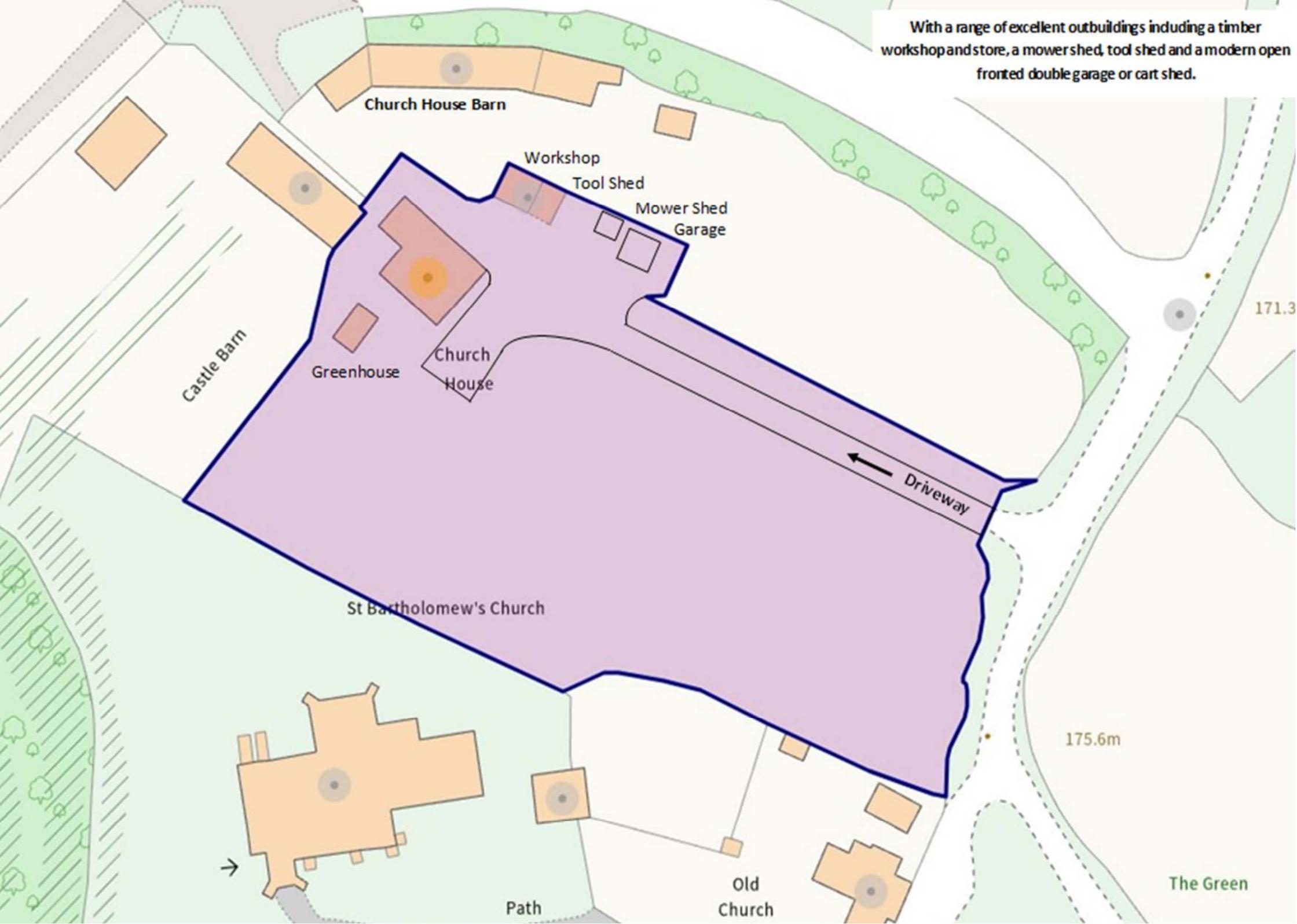


Bedrooms with shared shower room





With a range of excellent outbuildings including a timber workshop and store, a mower shed, tool shed and a modern open fronted double garage or cart shed.



Church House Barn

Workshop  
Tool Shed  
Mower Shed  
Garage

Castle Barn

Greenhouse

Church House

Driveway

St Bartholomew's Church

Old Church

Path

The Green

171.3

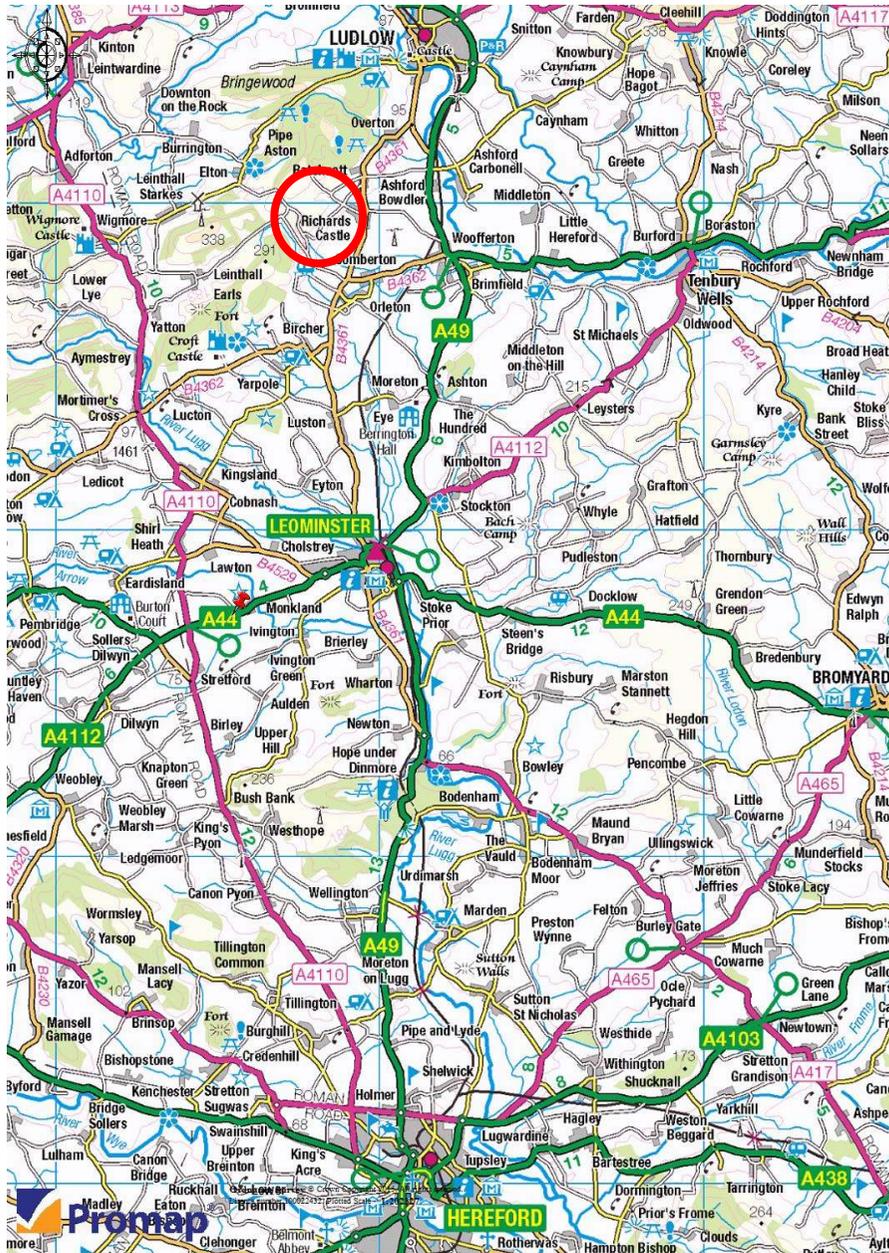
175.6m

## Directions

What 3 words: [///crumb.microchip.turntable](http://crumb.microchip.turntable) - SY8 4ET

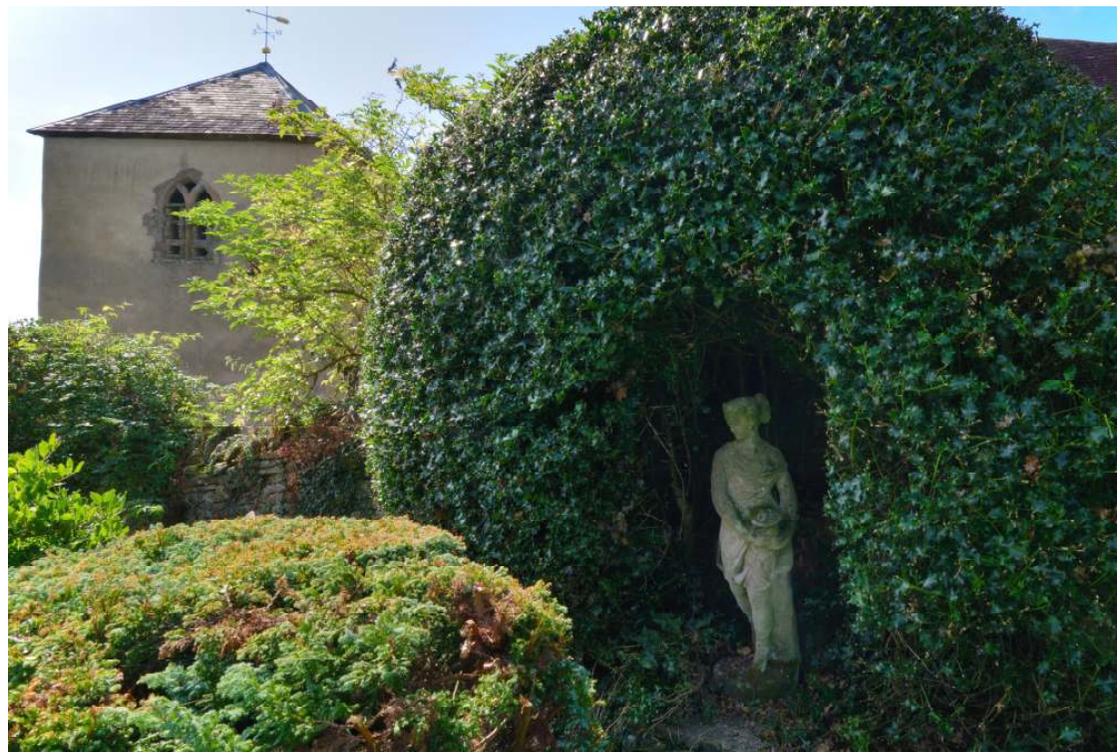
From Ludlow enter the village on the B4361 and turn right at the Castle Inn public house. Continue on this road for half a mile and proceed straight over at the crossroads and continue up the hill passing the church on the left-hand side.

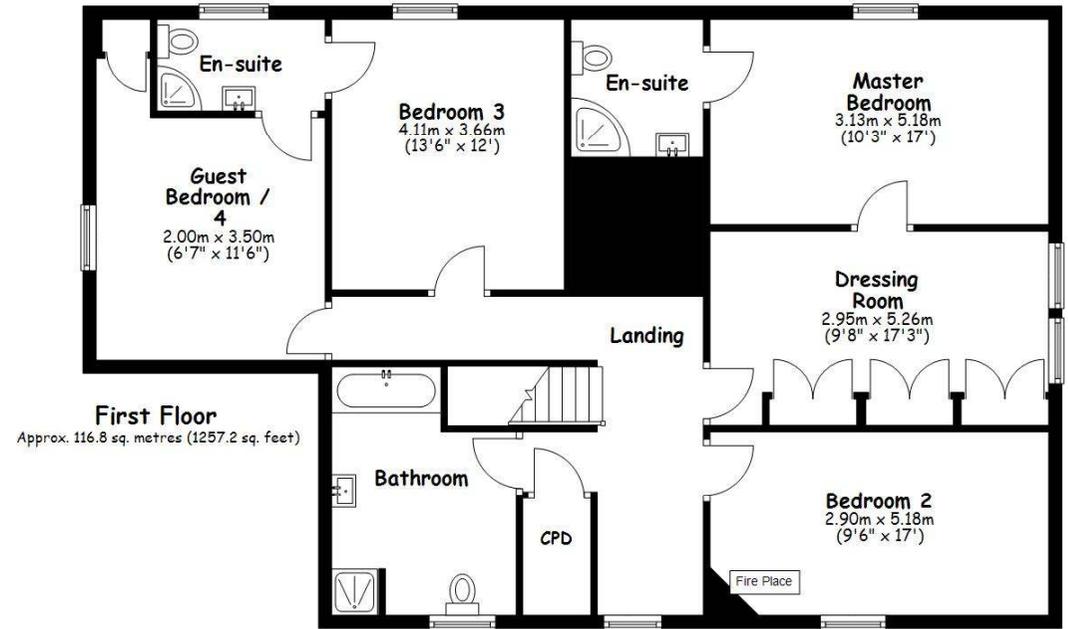
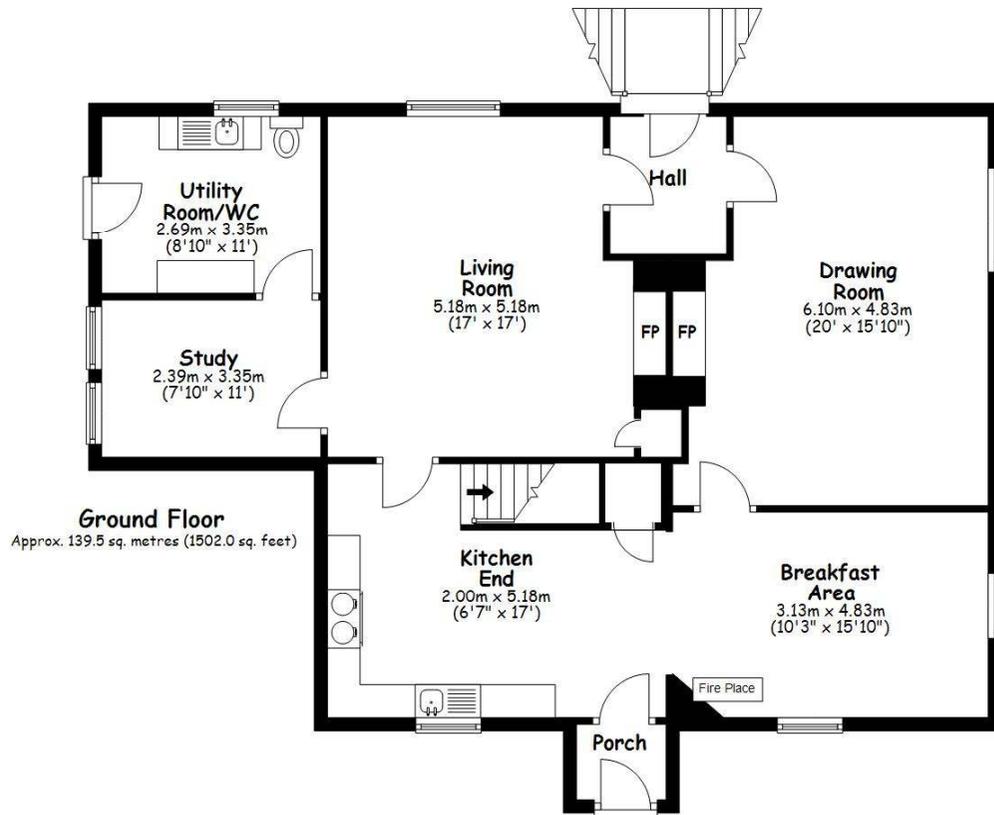
Continue for a short distance and the drive to Church House will be found on the left, next to a bollard.





Set in gardens of 1.3 acres





Total area: approx. 256.3 sq. metres (2759.2 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

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