



# 3 The Grove

Culmington, Ludlow, Shropshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## An impressive brand-new detached home occupying an enviable position with country views over the River Corve

3 The Grove is the only detached dwelling on a select development of stunning homes nestled in the wonderful south Shropshire countryside close to the historic Medieval market town of Ludlow. This elegant property with attractive elevations offers airy living space welcoming plenty of natural light, while outside it boasts a generous garden and detached double width garage



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**DETACHED DOUBLE GARAGE**



**GARDEN WITH VIEWS**



**FREEHOLD**



**RURAL**



**2,130 SQ FT**



**GUIDE PRICE  
£825,000**

### The property

The property is a highly attractive home of around 2130 square feet, providing four fabulous bedrooms and a wealth of beautifully presented living space over two floors. The property features handsome brick and stone style elevations in a traditional style, while inside there are stylish modern fittings combined with understated natural décor to create a thoroughly pleasant and comfortable living space. Exceptional levels of thermal acoustic performance insulation makes for highly efficient living costs. The welcoming entrance hall is approached by a traditional oak framed porch and has limestone flooring and cloakroom, a hand crafted oak stair case leads to the spacious galleried first floor landing, double opening doors lead to the sitting room and a further door gives access to the stunning open plan kitchen/dining/family room and is a fantastic space for entertaining. The well equipped kitchen offers shaker style wall and floor units with granite work surfaces and separate island incorporating a breakfast bar. The modern Bosch appliances consist of an induction hob with extractor fan, oven, dishwasher and fridge

freezer. A door leads to the separate neighbouring utility room which in turn has doors to the front and rear gardens, there is an additional door from the kitchen area leading to the generous rear patio which is ideal for alfresco dining. The double aspect sitting room with attractive feature fireplace and oak floor has a door which leads to the rear garden. All of the four bedrooms and stylish family bathroom are accessed from the spacious galleried landing. The principal bedroom boasts wonderful far-reaching country views, an en suite and dressing room, bedroom two also benefits from a modern ensuite shower room. There is a good strong theme that runs through this development. Attention to detail is evident throughout, from the traditionally hand carved pegged and tenoned oak framed porches and cart shed style garages; to the finish of the kitchens, pantries and utility rooms. Limestone and oak throughout sits with modern touches and efficiencies and the use of stone, larch cladding, handmade brick with the oak again compliment the three barn conversions that are also being restored into three stunning and significant homes.





## Outside

The generous corner plot garden which has attractive views over the River Corve and beyond has an ample paved limestone patio area leading to lawn, there is an outside tap, power and courtesy lighting; a pathway gives side access to the front garden and detached double width garage with significant eaves storage space, power & light and gravelled driveway for numerous cars.

## Location

The pretty village of Culmington is surrounded by some of the most stunning quintessentially English countryside and boasts an active village hall, which hosts several events throughout the year. All Saints Church which is believed to be one of Shropshire's oldest churches is Anglo Saxon and dates to the 11th Century.

There is an abundance of fabulous walks on the doorstep as well as a number of sporting pursuits which include regular meetings at Ludlow racecourse and a popular golf club. The Medieval market town of

Ludlow is about 6 miles away; within the characterful town centre there is an abundance of excellent independent shops and cafes as well as supermarkets. Ludlow is renowned for its great food and drink with several excellent restaurants and pubs, every year the town plays host to a plethora of music and food festivals, normally held in and around the grounds of the breath-taking Ludlow Castle.

There are several well-regarded schools in the area, including the independent Moor Park School. Ludlow train station is on the main Manchester to Cardiff line and offers good connecting links north to Shrewsbury and Crewe and south to Hereford, for frequent air travellers there are airports at Birmingham International, Manchester & Liverpool. The A49 also links the county town of Shrewsbury in the north to the cathedral city of Hereford in the south, it is possible to connect to the M5 motorway at either Bromsgrove or Worcester.



## Distances

- Craven Arms 5 miles
- Ludlow 6 miles
- Church Stretton 11 miles
- Much Wenlock 15 miles
- Shrewsbury 26 miles
- Birmingham 50 miles

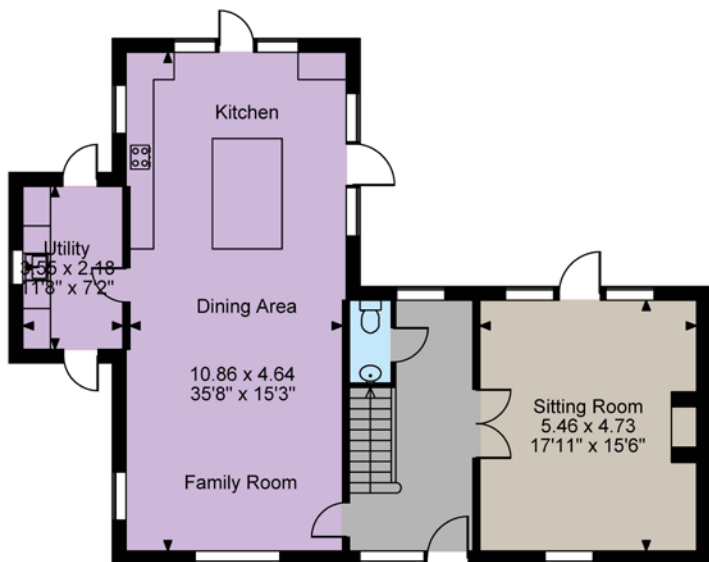
## Nearby Stations

- Ludlow
- Church Stretton
- Craven Arms

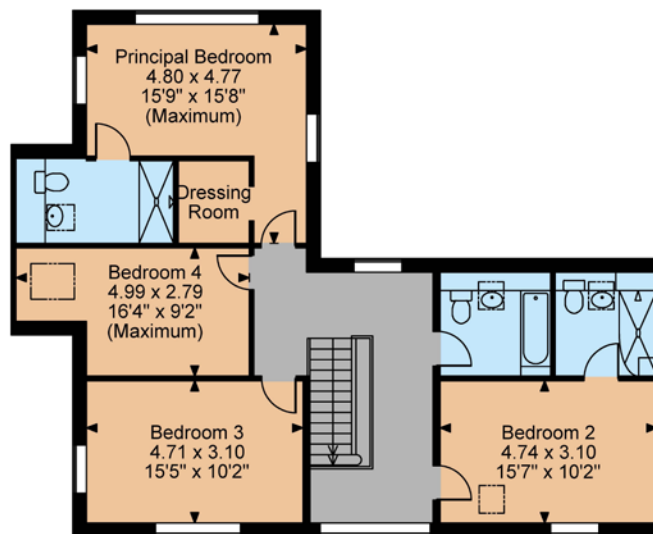
## Nearby Schools

- Lucton School
- Hereford Cathedral School
- Concord College
- Moor Park School





**Plot 3 Ground Floor**



**Plot 3 First Floor**

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

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## Floorplans

House internal area 2,130 sq ft (198 sq m)

For identification purposes only.

## Directions

Post Code SY8 2DB

what3words: ///strumming.skill.vertical

## General

Local Authority: Shropshire County Council

Services: Air source heating, mains water and electric, private foul and storm drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Unallocated

EPC Rating: TBC

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves 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.

Warranty: ICW - 10 years

Agents note: There will be a management charge per dwelling to contribute to the communal areas/services - please consult with your solicitor for verification.

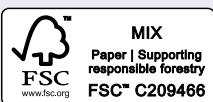
Images of development are CGIs

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