



# 6 The Grove

Culmington, Shropshire, Ludlow



## A deceptively spacious brand-new home enjoying wonderful country views across the beautiful Corvedale Valley

6 The Grove is a superb three-bedroom home forming part of a select development of stunning homes nestled in the wonderful south Shropshire countryside close to the historic Medieval market town of Ludlow. The property offers flexible accommodation over two floors of just under 1800 square feet, including a ground floor bedroom with en suite



**3 RECEPTION ROOMS**



**3 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN WITH VIEWS**



**FREEHOLD**



**RURAL**



**1,792 SQ FT**



**GUIDE PRICE  
£750,000**



### The property

The property has been cleverly designed to appeal to a wide audience with most of its generous accommodation being positioned on the ground floor including a spacious bedroom with its own en suite. This attractive two storey home benefits from modern fixture and fittings including zoned underfloor heating to the ground floor, alarm, air source heating, well equipped kitchen, stylish bathroom and en suites. Exceptional levels of thermal acoustic performance insulation makes for highly efficient living costs. The impressive and welcoming front to back entrance hall has double opening doors to the rear garden, cloakroom and hand crafted oak staircase leading to the first floor landing. The sitting room, third bedroom and stunning open plan kitchen/dining/family room are all accessed from the entrance hall. The well-equipped kitchen offers shaker style wall and floor units with granite work surfaces and incorporates a breakfast bar. The modern Bosch appliances consist of an induction hob with extractor fan, oven, dishwasher and fridge freezer, two sets of double opening doors lead from the kitchen and dining areas which lead

to the rear patio, ideal for entertaining and alfresco dining. Adjacent to the kitchen is a separate utility room which in turn has a door to the side of the property. The rear aspect sitting room with attractive feature fireplace and oak flooring has a set of double opening doors which lead to the rear garden and enjoys countryside views. On the first floor can be found two further bedrooms and stylish family bathroom, the principal bedroom which has a Juliet balcony also has an en suite shower room and enjoys wonderful far-reaching country views. There is a good strong theme that runs through this development - it is very well thought out, designed and executed. 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 rear garden which has superb views over the Corvedale Valley has a generous limestone paved patio area leading to lawn, there is an outside tap, power and courtesy lighting. The double width garage has power & light and ample eaves storage space and associated driveway. The front garden which is mainly laid to lawn has a pathway leading to the front door.

## 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

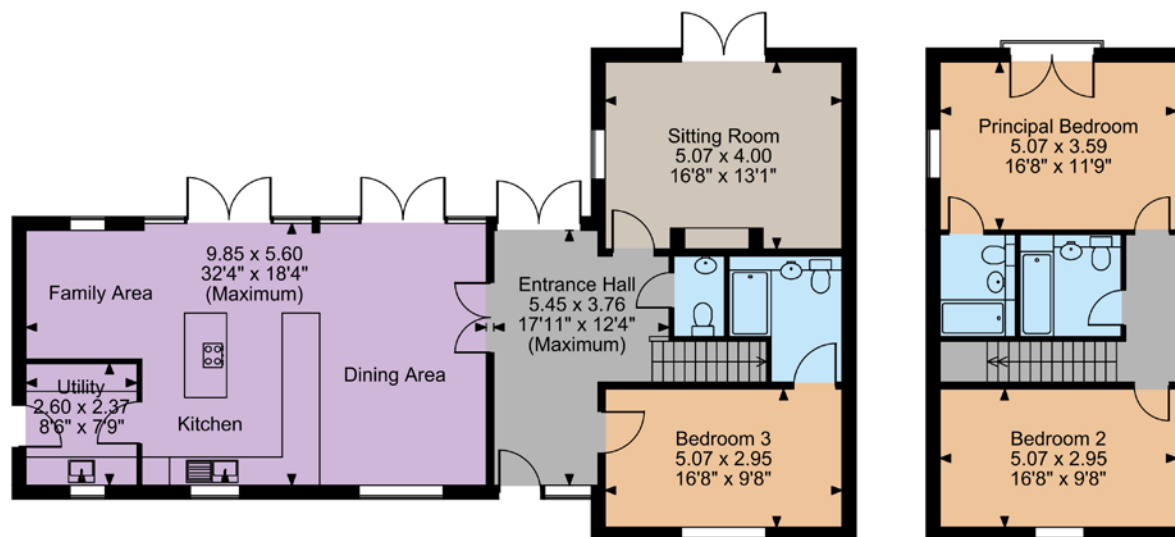
## Nearby Stations

- Ludlow
- Church Stretton
- Craven Arms

## Nearby Schools

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





**Plot 6 Ground Floor**

**Plot 6  
First Floor**

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

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## Floorplans

House internal area 1,792 sq ft (166 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

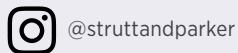
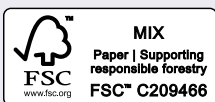
## West Midland New Homes

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