



Culmington Farm

Culmington, Ludlow, Shropshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Grade II listed detached traditional stone farmhouse set in 2.62 acres just outside Ludlow

An impressive generously-proportioned detached period family home featuring beautifully presented accommodation arranged across three floors, sensitively combining modern amenities with period character and charm. It is in a peaceful historic South Shropshire village near to the road network, market town amenities and the train station.



5 RECEPTION ROOMS



6 BEDROOMS



1 BATHROOM



GARAGES OUTBUILDING



2.62 ACRES



FREEHOLD



VILLAGE



4,604 SQ FT



**GUIDE PRICE
£865,000**



The property

Dating from the mid-19th century, Culmington Farm has been owned by the current family for over 70 years. It is a double-fronted family home offering more than 4,600 sq ft of light-filled flexible accommodation arranged predominantly over three floors. Designed to offer an elegant yet practical setting for both everyday living and entertaining, the accommodation thoughtfully blends modern amenities with period features such as sash and casement windows, exposed beams, and original fireplaces. From the reception hall—with its original tiled flooring and convenient WC—the layout flows through to the drawing room featuring an inglenook fireplace with a woodburner, a dining room with an exposed brick fireplace, and a spacious kitchen/breakfast/family room. The kitchen/breakfast area features quarry-tiled flooring, a range of base units with wooden worktops, modern integrated appliances, space for a dining table, and access to the terrace. This opens into the family room, which offers an exposed brick corner fireplace with a woodburner.

Beyond is a study with a door leading to a fitted utility room, also with terrace access, and an interconnecting walk-in store.

Stairs rise from the reception hall to the first floor, which provides two double bedrooms, one with a door to a further vaulted double bedroom in the wing, together with a family bathroom with bath and separate shower and a separate cloakroom.

A concealed staircase from the kitchen/breakfast room gives access to the inter-connecting vaulted bedroom, a games room, and a further bedroom. The property's two remaining double bedrooms and a further useful cloakroom can be found on the second floor.



Outside

Occupying a prominent corner position and having plenty of kerb appeal, the property is approached over a rear driveway providing private parking and giving access to an outbuilding incorporating a double garage, gym, two sheds and a first floor granary. A five-bar gate leads to stabling with hardstanding. The well-maintained wraparound garden is laid mainly to lawn bordered by well-stocked shrub beds and trees and features a workshop, vegetable garden with raised beds, garden pond, numerous seating areas, and a part-covered paved and cobbled terrace, ideal for entertaining and al fresco dining. The whole enjoys views over the property's pastureland, bordered by a tributary of the River Corve, and surrounding countryside.

Location

Located in the Corvedale near to the Shropshire Hills National Landscape, the quiet historic South Shropshire village of Culmington has a thriving community spirit, a church and village hall. Located on the A49, the nearby thriving medieval town off Ludlow offers independent shops including butchers, bakers, delicatessens, clothes shops, ironmongers, gift, book, antique and craft shops, an active marketplace, and mainstream supermarkets. The surrounding area offers a wealth of excellent walks and rides and several golf clubs. Communications links are excellent: Ludlow (5.9 miles), and Craven Arms stations (4.9 miles) offer regular services to major regional centres and central London and the nearby A458 links mid Wales to Birmingham and gives access to the motorway network.



Distances

- Craven Arms 4.7 miles
- A49 (Herefordshire-Lancashire road) 4.7 miles
- Ludlow 5.9 miles
- A458 (Machynlleth-Halesowen road) 14.7 miles
- M54 (Junction 6) 23.1 miles
- Birmingham 50.1 miles
- Birmingham International Airport 66.2 miles

Nearby Stations

- Craven Arms
- Ludlow

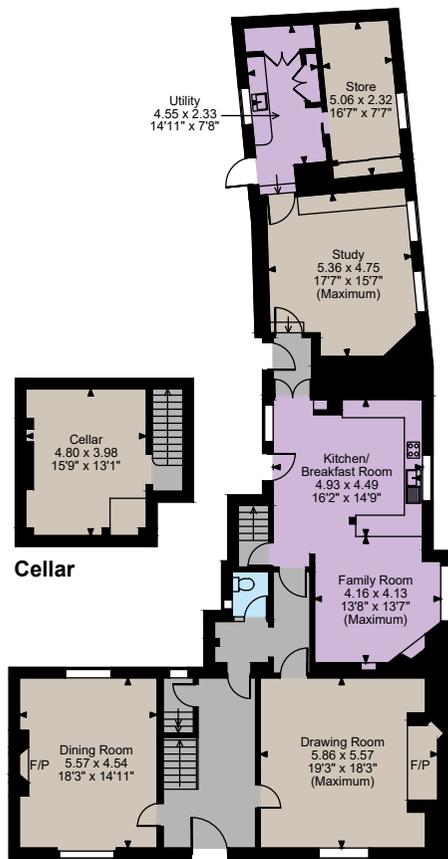
Key Locations

- Ludlow Castle
- Ludlow Town Centre & Market
- Mortimer Forest
- Acton Scott Historic Working Farm
- Croft Castle and Parkland (National Trust)
- Berrington Hall (National Trust)
- Stokesay Castle
- The Judge's Lodging Museum (Presteigne)

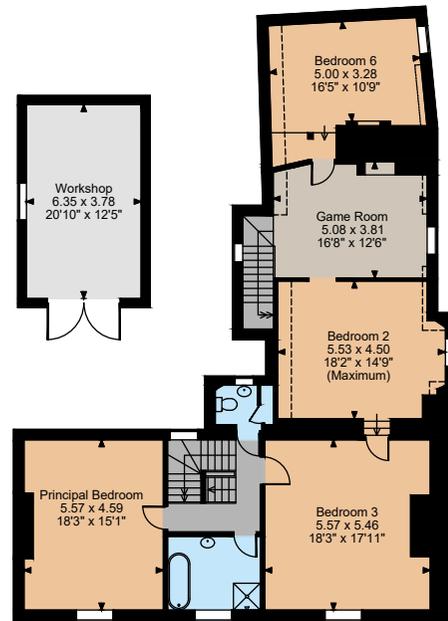
Nearby Schools

- Moor Park
- Lucton
- The Elms School
- Ludlow Primary and Secondary

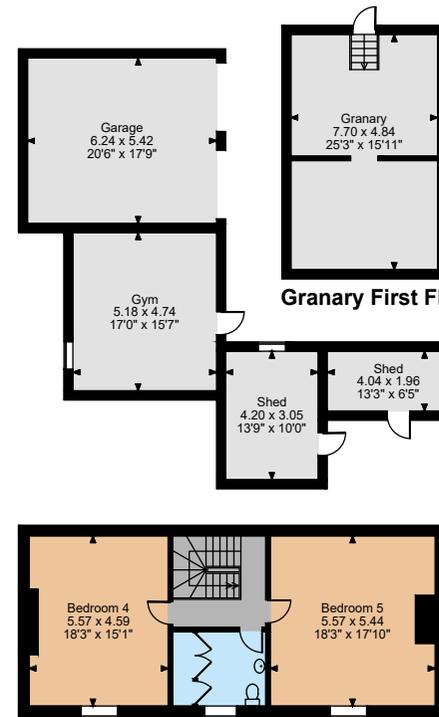




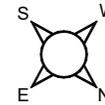
Ground Floor



First Floor



Second Floor



Granary First Floor

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

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 4,604 sq ft (428 sq m)

For identification purposes only.

Directions

Post Code SY8 2DB

what3words: ///equipment.mute.sofa

General

Local Authority: Shropshire Council

Services: Mains electricity and water, private drainage (which may not comply with current regulations), Oil fired central heating.

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

Council Tax: Band F

EPC Rating: Band F

Fixtures and Fittings: Only 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 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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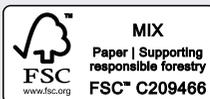
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