



Ashmore House, Wigmore, Herefordshire

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# Ashmore House, Ludlow Road, Wigmore, Herefordshire HR6 9US

The largest house on this select development of five in Wigmore

Leintwardine 4 miles, Ludlow 8 miles, Presteigne 9 miles, Hereford 20 miles, M50 35 miles.

Reception hall | Generous kitchen/breakfast room | Utility | Shower room | Sitting room  
Five double bedrooms | Two en suites | Family bathroom | Garage | Garden | EPC Rating B

## The property

Ashmore House is the largest of these stunning, stylish houses on a select development of five in Wigmore. Built to a high standard by an award winning local developer who specialises in heritage design and character, mixing with modern amenity and on-trend design. The developers are a family run firm who pride themselves on professionalism, attention to detail and care, from the ground up.

The five properties are individual by design but have similarities running through them. Ashmore lends itself to downstairs living should the need arise. You are welcomed through an oak built porch into the spacious entrance with porcelain floor tiles.

Ashmore House is fitted with a designer kitchen from Second Nature with solid ash cabinetry hand finished in taupe, durable and stylish Carrera Quartz work surfaces and a solid oak topped island with dual aspect breakfast bar and accent pendant lighting. A Rangemaster cooker is fitted within a custom built surround with solid beams. Bi-fold doors open onto the garden. Off the kitchen is a useful utility room and downstairs shower room. The hall leads to bedroom 5 and the sitting room, the latter

has bi-fold doors opening onto the sandstone terrace, connecting the main living space to the garden for inside-outside living. The sitting room has engineered oak flooring, an inglenook fireplace built with heritage lime mortar and much sought after Clearview wood burning stove.

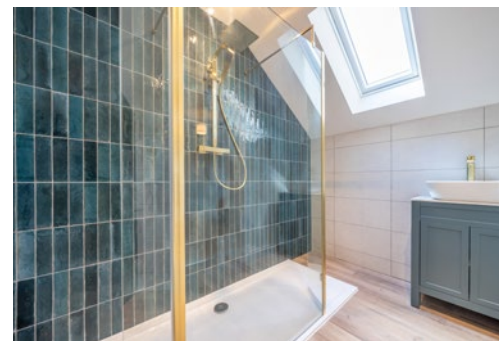
Rising to the first floor, there is a generous landing off which are four double bedrooms, and family bathroom. The principal bedroom and main guest bedroom/bedroom 2, are en suite, with the family bathroom serving the other two bedrooms. The bathrooms have a luxurious feel and there are some lovely detailing in the bedrooms, such as bespoke wardrobes and exposed beams. The views from the bedrooms are over countryside.

## Outside

The first impressions are brilliant, with a pleasing mix of materials to the front aspect of each property. Stone and brick steps rise to porches, flanked with lawn, dwarf walls and estate fencing. The rear and side gardens are lawn and again fenced with estate fencing (from Cotswold ironworks) and gravel parking areas. There is an oak framed garage, finished with clay tiled roof, traditional feather edge boarding, and galvanised steel guttering and down pipes.

## Location

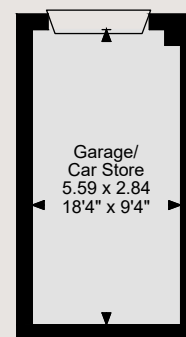
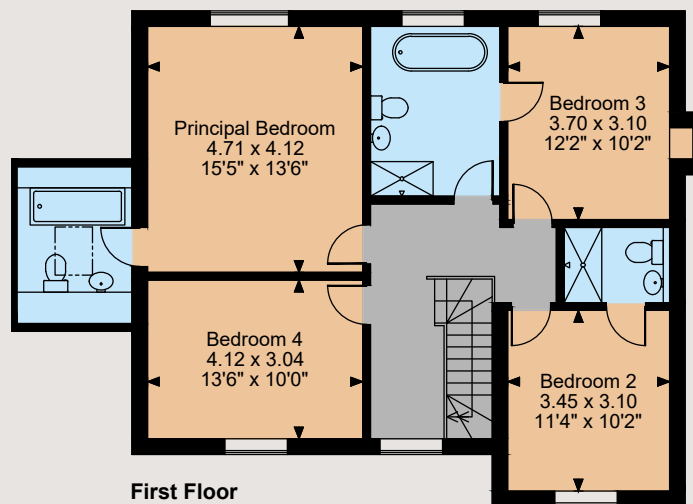
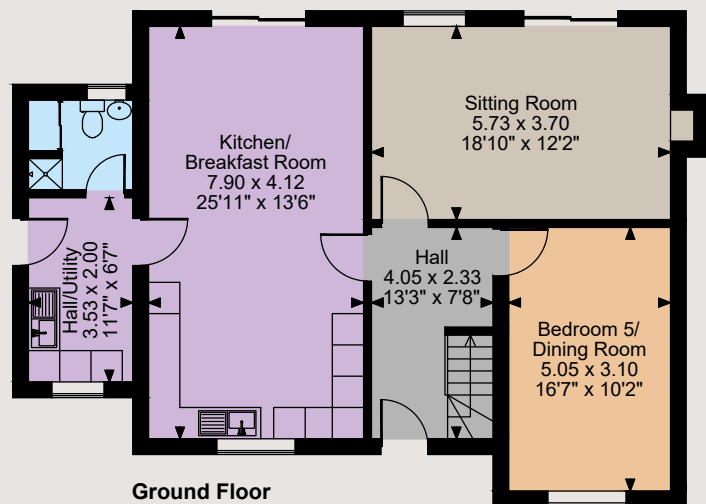
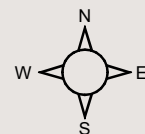
Wigmore is surrounded by rolling countryside on the South Shropshire/North Herefordshire borders. The village has a wonderful sense of community and boasts an excellent community village shop. The Oak at Wigmore is a super pub and restaurant, as is The Castle Inn, and the village school (primary and secondary education) is very well thought of. The independent school of Lucton is only a short drive away. Leintwardine is a few miles north, with a village shop, petrol station, pubs and restaurants (The Lion has an amazing garden on the river), a butchers, an award winning fish & chip shop, and a small craft bakery. The historic market town of Ludlow is just 8 miles east of Wigmore.







Ashmore House, Ludlow Road, Wigmore  
Main House internal area (1,963 sq ft (182 sq m))



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

What3words:///opinion.isolating.couriers

## General

**Local Authority:** Herefordshire Council

**Services:** Mains electricity, water and drainage. Underfloor heating downstairs, PV panels, air source heat pump. Superfast broadband.

**Council Tax:** TBC

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale.

**Mobile Phone Coverage/broadband:**

Information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

**Tenure:** Freehold

**Guide Price:** £550,000

## Herefordshire & Worcestershire

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