



Ashmore House, Wigmore, Herefordshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

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.

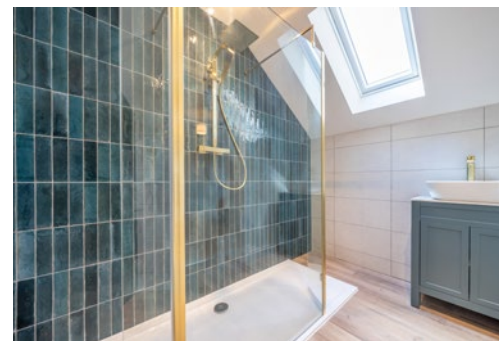
Rising to the first floor, there is a generous landing off which are four double bedrooms, and family bathroom. The principal bedroom and main guest bedroom/bedroom 2, are en suite, with the family bathroom serving the other two bedrooms. The bathrooms have a luxurious feel and there are some lovely 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.

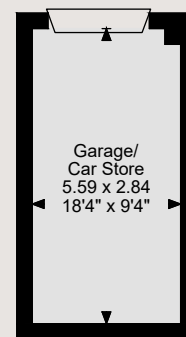
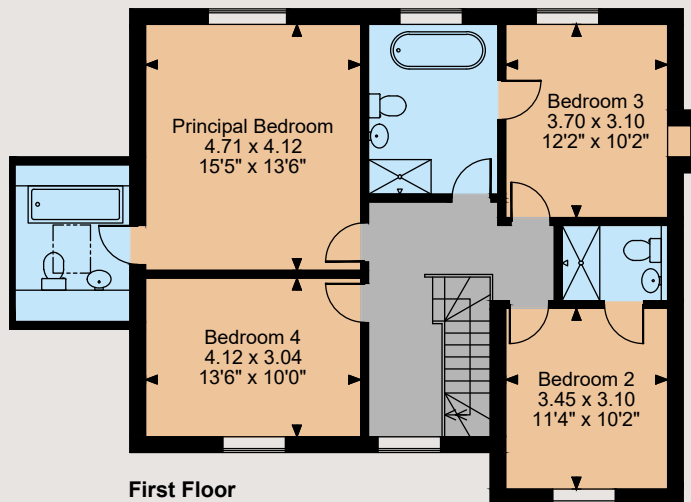
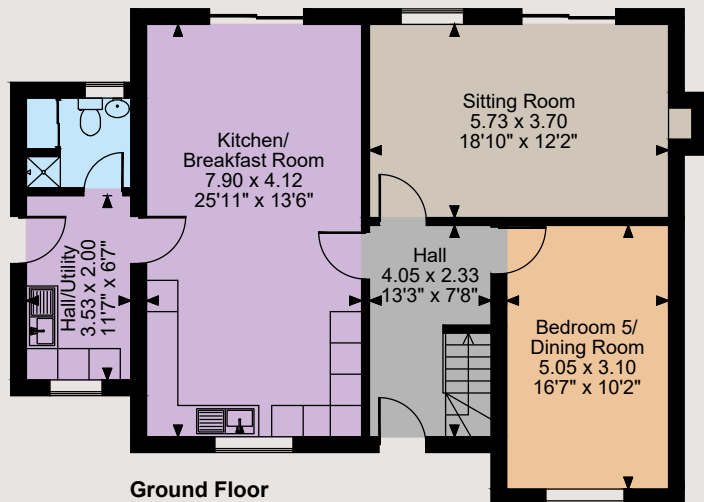
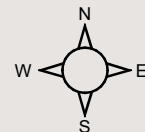
Location

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.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8618519/SS



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: £575,000

Herefordshire & Worcestershire

Theatre Royal, 14 Shoplatch, Shrewsbury SY1 1HR

01584 873711

herefordshire@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2025. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

