

Walford Grange
Walford, Leintwardine, Herefordshire



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**2,492 sq ft (232 sq m) | Freehold | 3.9 acres
3 reception rooms | 5 bedrooms | 3 bathrooms
Garaging & outbuildings | Village location**

Guide price £1,100,000

A fine country house with a wealth of period details and enchanting gardens, in a peaceful hamlet between Ludlow and Knighton, surrounded by beautiful countryside

Walford Grange is a delightful period house with handsome original details, beautifully presented accommodation that has been fully modernised and stunning, extensive gardens. Set in the hamlet of Walford, close to the larger village of Leintwardine and surrounded by beautiful Herefordshire and Shropshire countryside, the property features five bedrooms and three comfortable reception rooms. The main formal reception is the 26ft sitting room, which stretches from the front to the rear and includes a fireplace fitted with a log burner, a dual aspect and double doors connecting to the sunny conservatory, with its views and French doors opening to the gardens. The ground floor also has a formal dining room with wooden flooring and a stone-lined fireplace with a stove, while the well-equipped kitchen is fitted with farmhouse-style units, a central island, an American-style fridge freezer and an Aga. The pantry and boot room both provide useful further storage and space for home appliances. There is one double bedroom on the ground level with its shower enclosure, washbasin and adjoining cloakroom. Upstairs, the four further bedrooms include two with wash hand basins along with a generous principal bedroom with built-in wardrobes and a large en suite bathroom, which has a freestanding bathtub and a separate shower unit. The first floor also has a family bathroom with an over-bath shower.

Outside, gates open to the driveway at the front of the property, with access to the rear where there is a courtyard providing parking and leading to the detached garage, stables outbuilding and additional double garage. One floor of the stables outbuilding is currently being used as a useful office, ideal for home working. The beautifully landscaped gardens surround the house and extend to 3.9 acres including rolling meadows and wooded areas, a labyrinth, a stream, a wildlife pond, extensive lawns and stunning ornamental features including a long pond, clipped box hedging and a sunny patio for al fresco dining. There is also a



kitchen garden with raised beds, fruit cages, a greenhouse and a shed, providing the ideal setting for growing your own produce.

Location

The property is located in the hamlet of Walford, just outside the village of Leintwardine and 10 miles west of the historic market town of Ludlow. Leintwardine has several everyday amenities, including a medical centre, a petrol station and local store, a primary school, a tearoom, two pubs, fish and chip shop and an award winning butchers. Further facilities can be found in Knighton to the west, the small Welsh border town, which has a selection shops and amenities, and Ludlow to the east. There is also a well reputed secondary school in nearby Wigmore (2 miles).

Knighton is a charming spot, with plenty of period buildings. It has an array of independent retailers, as well as useful local amenities such as a post office, a community hospital and supermarkets, plus a number of pubs, cafés and restaurants. Ludlow has wonderful architecture and a rich history, and the town boasts good shopping options in its characterful town centre. The town is renowned for its great food and drink, with several excellent restaurants and pubs in the town, while every year the town plays host to the Ludlow Food and Drink Festival.

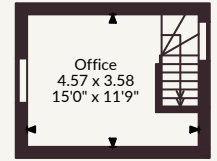
Postcode region: SY7

General

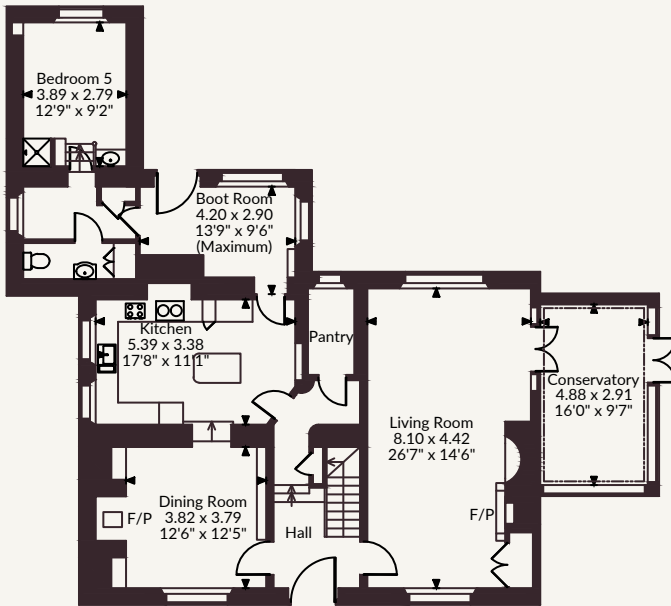
Local Authority: Herefordshire Council
 Services: Mains electricity and water. Oil fired central heating. Private drainage that we understand complies with current regulations.
 Council Tax: Band G
 EPC Rating: F (The property has received an EPC exception that can be applied should the property be rented out)
 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 is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



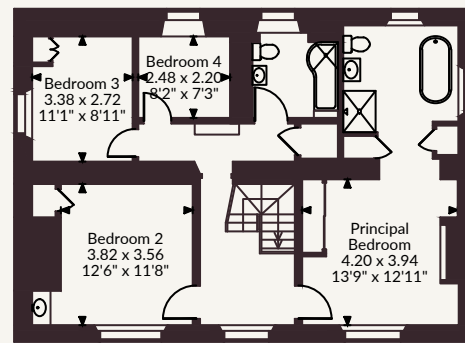
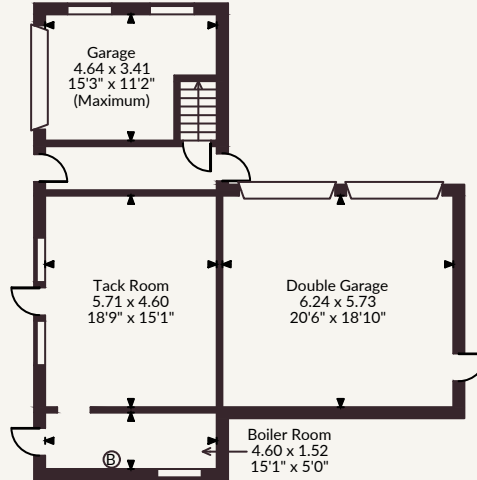
Walford Grange, Craven Arms
 Approximate Gross Internal Area
 Main House = 2492 Sq Ft/232 Sq M
 Garage = 1177 Sq Ft/109 Sq M
 Total = 3669 Sq Ft/341 Sq M



Floor Above Garage



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Shropshire & Mid Wales

14 Shoplatch, Theatre Royal, Shrewsbury, SY1 1HR

01743 284200 | shropshire@struttandparker.com



@struttandparker struttandparker.com

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