



Ludford House  
Ludlow, Shropshire, SY8 1PH





# One of Ludlow's most exciting opportunities either as an outstanding private house or to create up to ten houses sitting in 12.05 acres.

Central Ludlow 0.4 of a mile, Hereford 23 miles, Shrewsbury 29 miles

Currently one substantial house with planning/potential to create up to eight dwellings with two superb secondary houses  
About 12.05 acres in total | Grade II\* Listed | For sale as a whole or in 3 lots | EPC: Exempt

## The Property

Ludford House is one of Ludlow's most exciting, historic and outstanding properties situated just south of Ludlow. The history of the property originally dates back to the 13th century with most of today's Ludford House dating from the late Elizabethan/early Jacobean period with later additions. The house is built of a combination of materials including stone, brick and a timber frame under a tiled roof. The property is situated within an astonishing and rare 12.05 acres of beautiful gardens and grounds. The property offers a unique combination of peaceful private living just a stone's throw from all that vibrant Ludlow has to offer.

Ludford House is the main house, which fronts onto the courtyard, but all the secondary houses and potential other houses also front onto the courtyard.

## Current Situation

Ludford House itself has been empty for over 20 years and is in need of a thorough modernisation and renovation programme. The main house is over 10,000 square foot and was formally one superb family home. There are some particularly fine reception rooms. Adjoining Ludford House is The Gate House and Charlton House, both derelict. Fronting on to the courtyard are Foxe and Lechmere Houses. These houses are in good condition and currently lived in. Both have private gardens laid to lawn.

## Planning

Planning was granted in May 2016 for the conversion of Ludford House in to seven dwellings including The Gate House. In addition to Foxe & Lechmere House, Charlton House was, some years ago occupied and could make a further dwelling. The application is no: 15/00950/LBC. Further details and a planning package are available from the agents.





## Lechmere House - Lot 2

Lechmere House is a beautiful 3-bedroom period property offering charm and character. The accommodation comprises: a spacious open plan kitchen/dining room which is fitted with modern units and appliances. There is a pantry adjacent and a useful utility room. The sitting room enjoys a beautiful bay window. Down the stairs, there are two rooms.

On the first floor, the main bedroom is a wonderfully spacious room boasting a beautiful vaulted ceiling with exposed beams. There is an en-suite shower room. There are two further spacious bedrooms and modern bathroom.

Lechmere House has a private enclosed garden with a terrace area.



## Foxe House - Lot 3

Foxe House is an outstanding 5-bedroom property offering a wealth of period features yet finished to an exceptional high standard. The accommodation is particularly spacious and comprises: an exceptional large open plan kitchen/living room which is fitted with modern units and appliances. There is ample space for sitting and dining in this exceptional ground floor space. The ground floor boasts an abundance of exposed beams yet is light throughout. Adjacent, there is a useful utility room and a cloakroom. The sitting room is a very pleasant room which has further exposed beams and a beautiful bay window enjoying views of the garden.

On the first floor, the main bedroom boasts superb proportions and benefits from a walk-in dressing room and an en-suite bathroom. There are three further spacious bedrooms and a modern family bathroom.

On the second floor, there is a further bedroom and ample storage.

The property has a private enclosed garden mainly laid to lawn with a paved terrace area.



## Outside

The properties benefit from extensive gardens and grounds extending to around 12.05 acres in total. The vast majority of the grounds lie to the east and south, where there are large areas of outstanding lawns and woodland.

This would be the largest private garden within walking distance of Ludlow. There is a small area of ground that is owned on the other side of the road.

The property is approached by a substantial electric wooden door that leads into the impressive courtyard. There are two garages within the courtyard. There is also pedestrian access to St Giles' Church, to the north of Ludford House.

## Situation

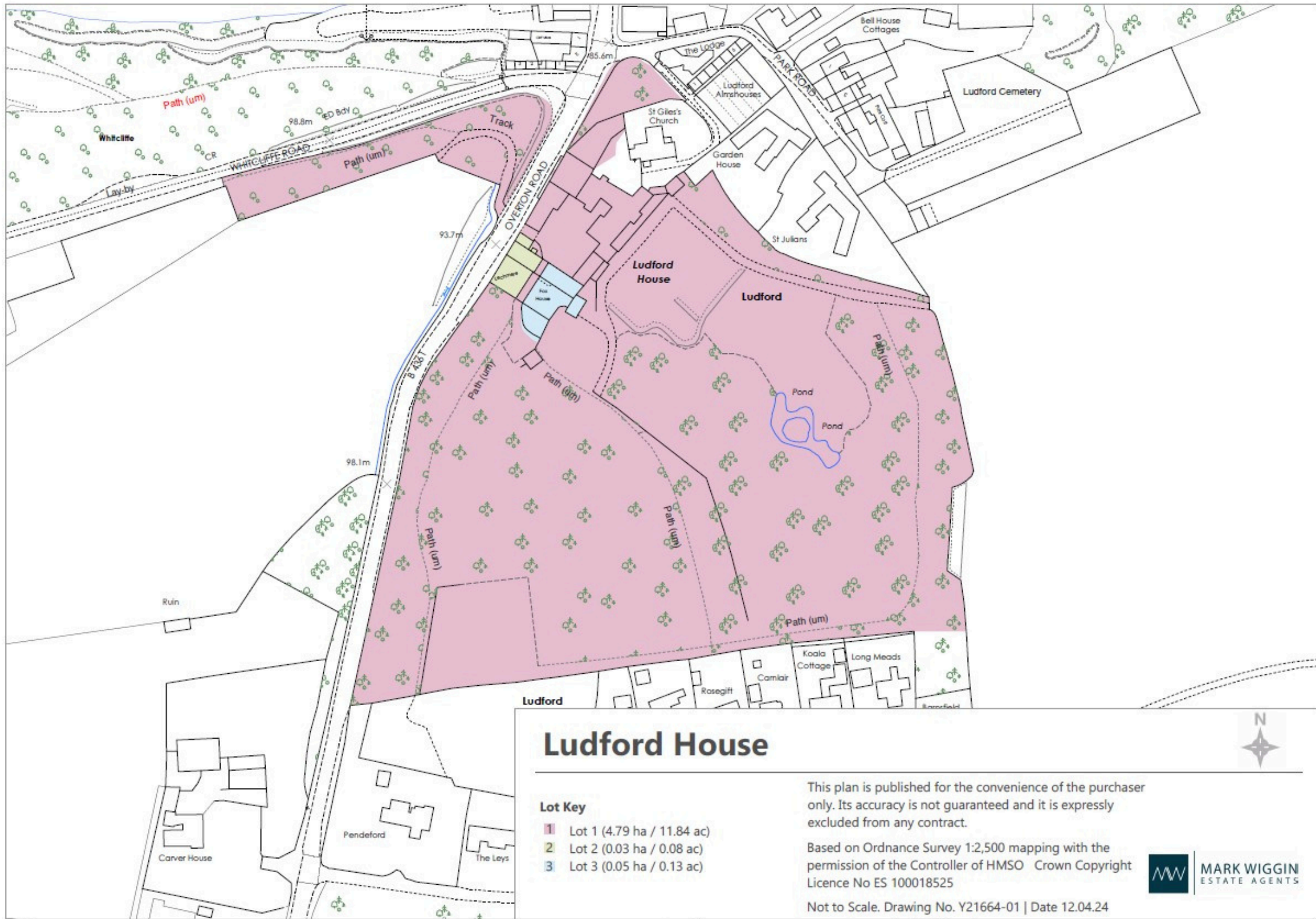
Ludford House has a majestic façade sitting just a stone's throw from Ludlow's town centre. The property occupies a private, peaceful setting yet within walking distance to all Ludlow has to offer. Ludlow is a vibrant and historic market town that offers an exceptional range of day-to-day amenities including supermarkets, independents shops, cafes, restaurants and much more.

For a wider range of shopping and leisure, Hereford and Shrewsbury can both be reached at around 50 minutes away.

There is a train station in Ludlow which offers the Manchester to Cardiff line. The A49 can be reached at a short distance, connecting to the wider network.

Schooling in the area is very good with primary and secondary schooling in Ludlow. For the private sector, Moor Park, Bedstone College and Lucton School are all within easy reach.





# Ludford House

**Lot Key**

- Lot 1 (4.79 ha / 11.84 ac)
- Lot 2 (0.03 ha / 0.08 ac)
- Lot 3 (0.05 ha / 0.13 ac)

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Not to Scale. Drawing No. Y21664-01 | Date 12.04.24





# Ludford House, Ludlow, Shropshire, SY8 1PJ



**Approx. Gross Internal Floor Area**  
**Main House = 10662 sq. ft / 990.75 sq. m**  
**Garage/Outbuilding = 1518 sq. ft / 141.13 sq. m**  
**Total = 12180 sq. ft / 1131.88 sq. m**

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# Charlton House, Ludlow, SY8 1PJ



**Approx. Gross Internal Floor Area**  
**Main House = 4987 sq. ft / 463.38 sq. m**

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# The Gate House, Ludlow, SY8 1PJ



**Approx. Gross Internal Floor Area**  
**Main House = 2185 sq. ft / 203.15 sq. m**

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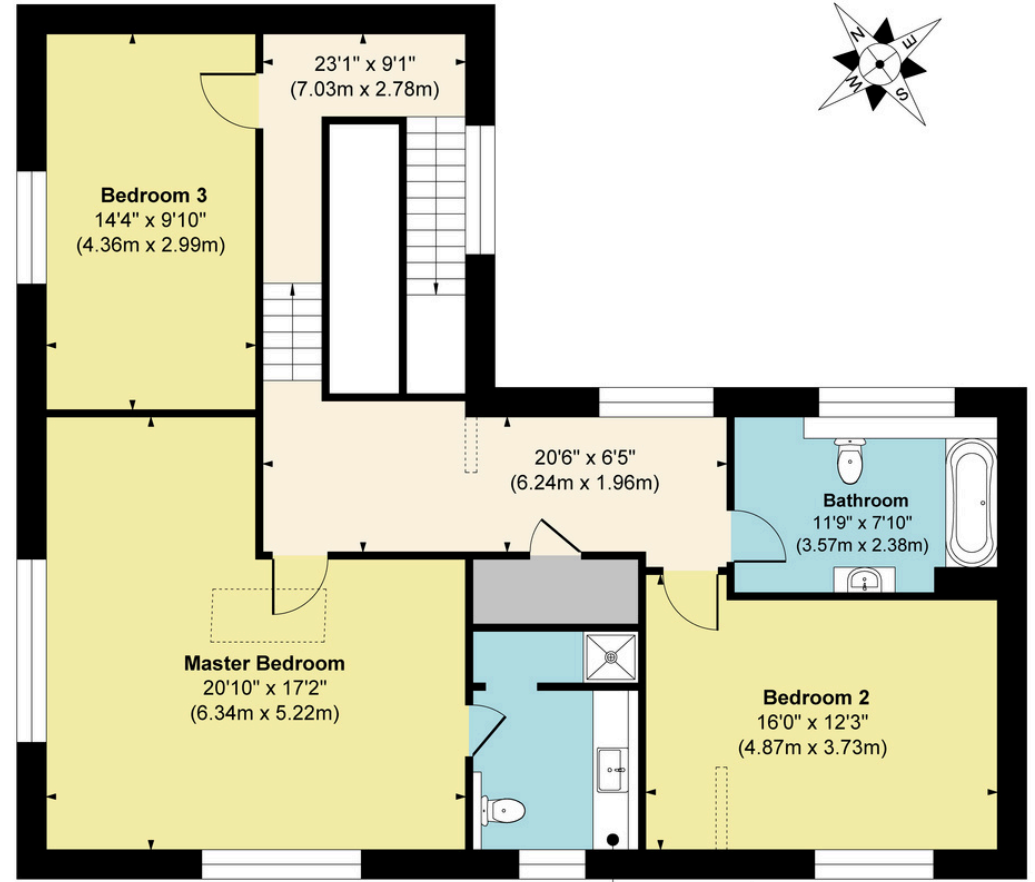
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# Letchmere House, Ludlow, SY8 1PJ



**Ground Floor**  
 Approximate Floor Area  
 1210 sq. ft  
 (112.49 sq. m)



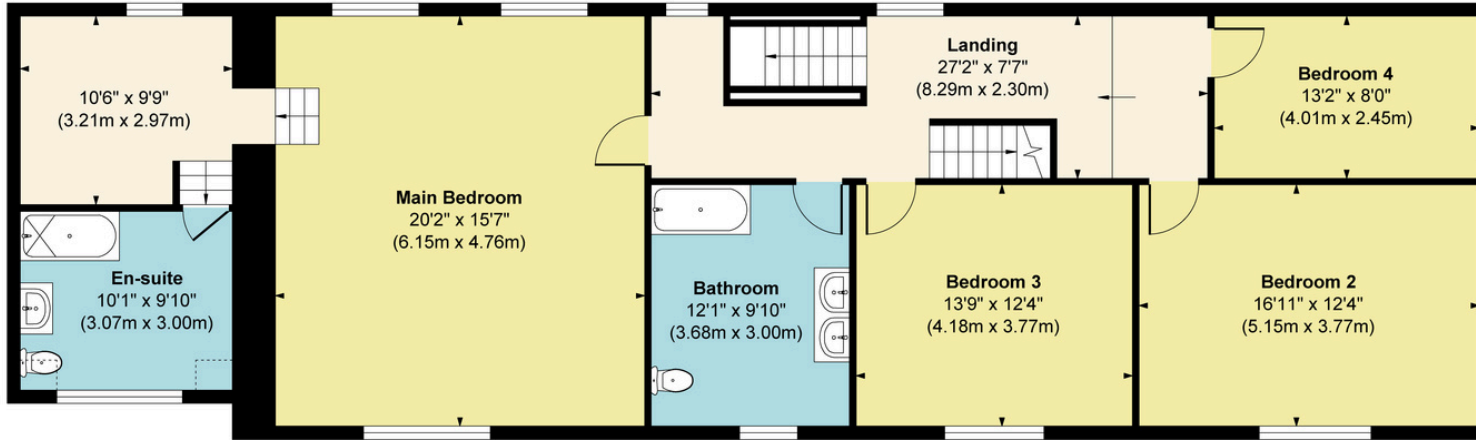
**First Floor**  
 Approximate Floor Area  
 1134 sq. ft  
 (105.37 sq. m)

**En-suite**  
 9'9" x 9'5"  
 (2.96m x 2.88m)

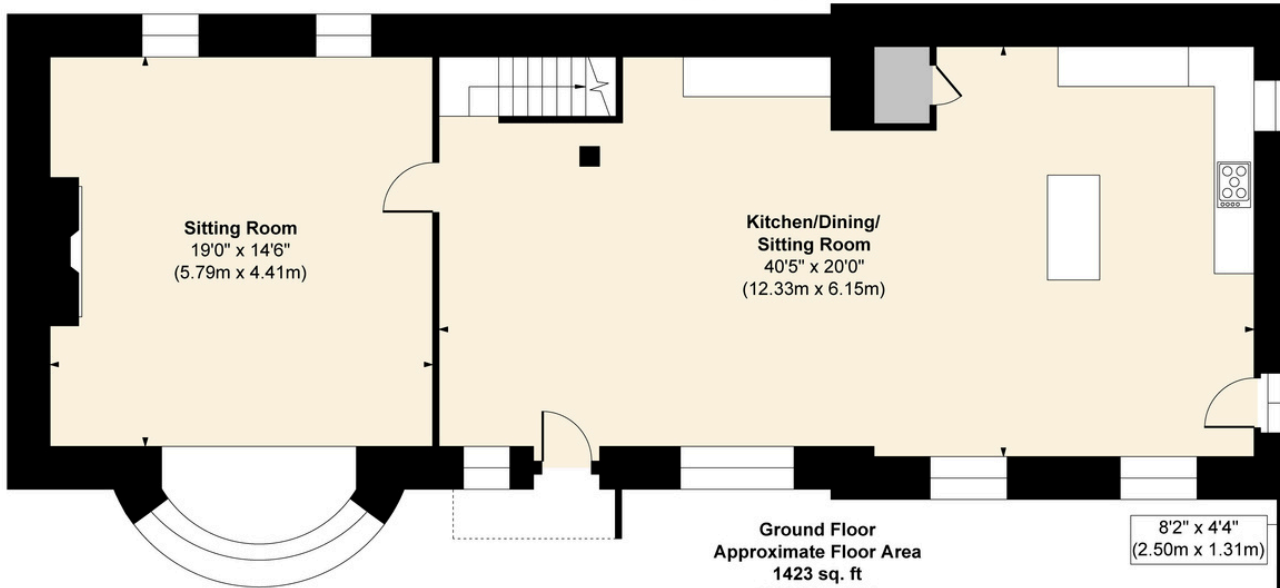
**Approx. Gross Internal Floor Area**  
**Main House = 2344 sq. ft / 217.86 sq. m**

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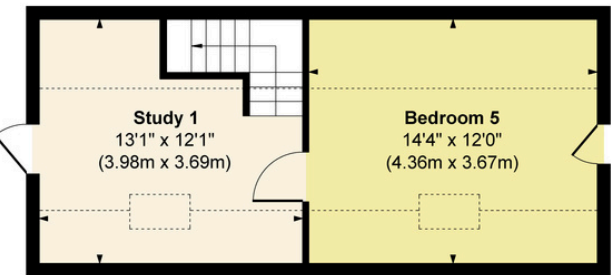
# Foxe House, Ludlow, Shropshire, SY8 1PJ



**First Floor**  
Approximate Floor Area  
1450 sq. ft  
(134.79 sq. m)



**Ground Floor**  
Approximate Floor Area  
1423 sq. ft  
(132.21 sq. m)



**Second Floor**  
Approximate Floor Area  
335 sq. ft  
(31.14 sq. m)

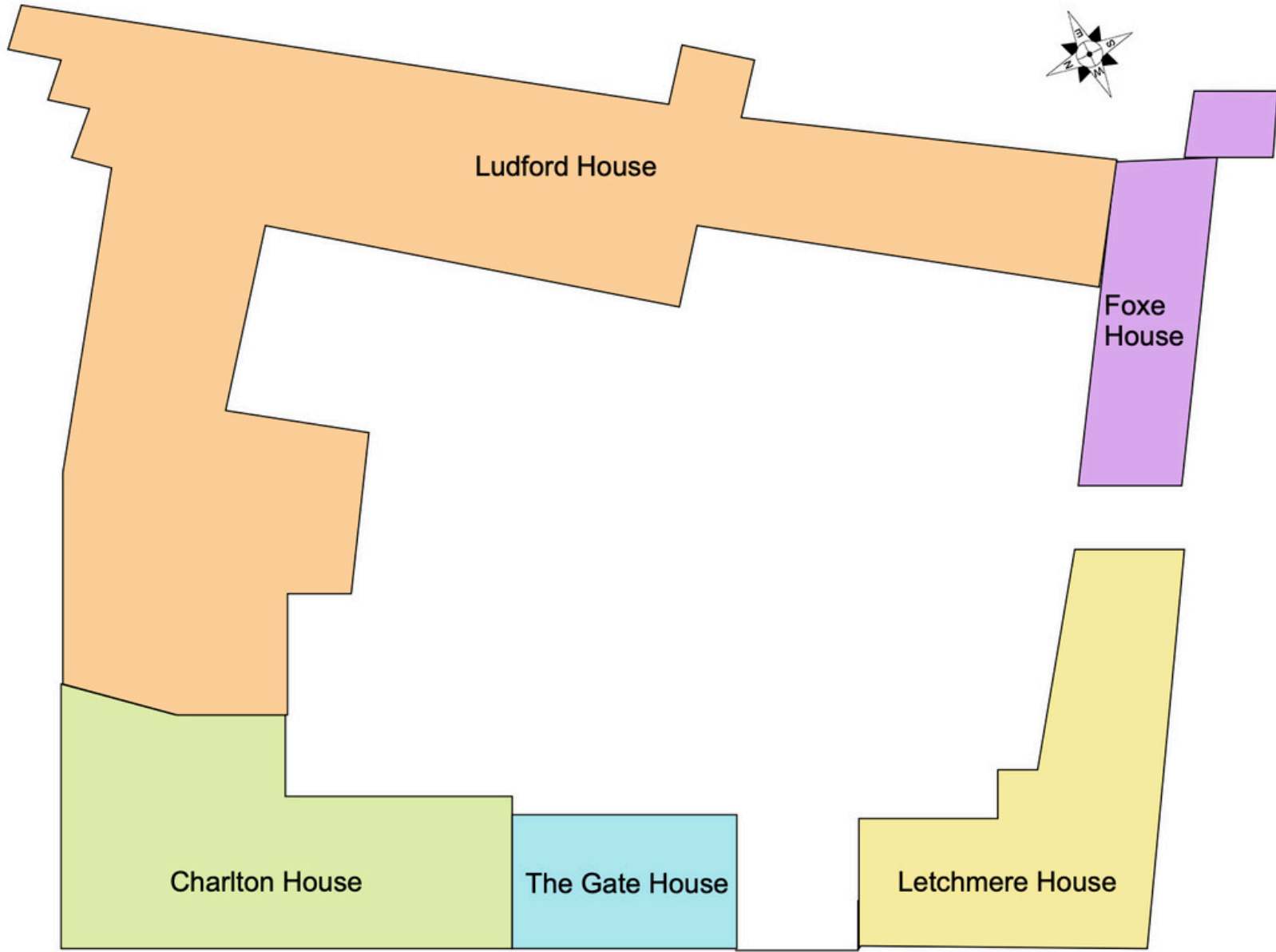
**WC**  
6'8" x 4'2"  
(2.03m x 1.26m)

**Approx. Gross Internal Floor Area**  
**Main House = 3208 sq. ft / 298.14 sq. m**

OR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

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**Directions:** From our office proceed down Old Street and follow the road around to the right, continue left over Ludford Bridge past The Charlton Arms and find the property on your left hand side, enter through the archway, we will open the gates.

**Local Authority:** Shropshire Council.

**Services:** Mains water, electricity, gas and drainage.

**Council Tax:** Ludford House - G  
 Charlton House: D  
 St Giles House: E  
 Lechmere House: F  
 Foxe House: E

**AGENTS NOTES - PLEASE NOTE THAT LOTS 2 & 3 WILL NOT BE SOLD BEFORE LOT 1. IN THE EVENT THAT LOTS 2 & 3 ARE SOLD SEPARATELY, VARIOUS COVENANTS AND RIGHTS OF WAY WILL BE IMPOSED. FURTHER DETAILS WILL BE AVAILABLE FROM THE AGENTS.**

**Wayleaves, easements and rights of way:** The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

**Viewings:** Strictly by appointment via Mark Wiggin Estate Agents.

**MARK WIGGIN**  
 ESTATE AGENTS  
 50 Bull Ring, Ludlow, SY8 1AB  
 01584 817977  
 ludlow@markwiggins.co.uk  
 www.markwiggins.co.uk

**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated March 2024. Photographs dated March 2024. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX