



Venns Wood  
Greete, Ludlow, Shropshire, SY8 3BU



# A beautiful country property occupying an idyllic peaceful setting, situated within 3.53 acres of wonderful gardens fronting onto The Ledwyche Brook.

◆  
Ludlow 4.5 miles, Tenbury Wells 3.8 miles, Leominster 13.3 miles  
◆

Entrance hall | Kitchen/Breakfast room | Dining room | Sitting room | Snug | Study area | Family bathroom | Four Bedrooms (two en-suite) | Utility room | WC | Garage | Stables | Pole Barn | Paddocks | EPC D

## The Property

Venns Wood is a wonderful country property, offering a beautiful 4-bedroom house with tremendous flexibility, exceptional gardens, outbuildings, woodland and paddocks extending to around 3.53 acres in total. The property occupies an idyllic setting, sat centrally within its secluded plot, surrounded by glorious far-reaching views of Shropshire, Herefordshire and Worcestershire countryside.

The ground floor accommodation comprises: a large entrance hall with a high ceiling and wooden Parquet flooring. Bedroom four is on this level and has an en-suite shower room. The snug is to the right. On the lower ground floor, the kitchen /breakfast room boasts superb proportions and ample space for dining. It is fitted with built-in units, an induction electric hob and an eye-level oven and grill. There is room for a dishwasher and a double fridge. French doors open onto the stone patio, where there is access to the utility room, with fitted units, a sink and has

plumbing for a washing machine and dryer. The dining room boasts good space and French doors opening onto the terrace, ideal for al fresco dining or entertaining. The sitting room is wonderfully light and boasts high ceilings and an open fire. Bi-folding glass doors open onto the garden from the sitting room. There is a WC and walk in cloak cupboard on the lower ground floor.

The first floor has three large bedrooms and a study area. Bedroom one offers wonderful views of the garden and further countryside and has en-suite bathroom. Bedroom three has a built-in wardrobe. The landing area which leads to bedroom two can facilitate as a study area or wardrobe. Venns Wood is fitted with fast Full Fibre broadband (FTTP), which is perfect for working from home. The family bathroom benefits from built-in storage and a bath with a shower.

## Outside

Venns Wood sits within around 3.53 acres. The front and rear gardens have been landscaped to an exceptional standard and comprise superbly well stocked herbaceous borders and shrubbery and a mature woodland leading down to the river, which is a haven for wildlife. The large terrace area stretches out the length of the property and steps down onto a wooden decking that leads to the garden. There are two ponds. There is a garage and ample space for parking. The paddock has a number of fruit trees.

Two of the four stables are currently being used as a workshop and gym, however, they could easily revert to stable use again. They have electricity, water and a concrete yard. The pole barn offers storage and with a high entrance, this allows for any high vehicles.







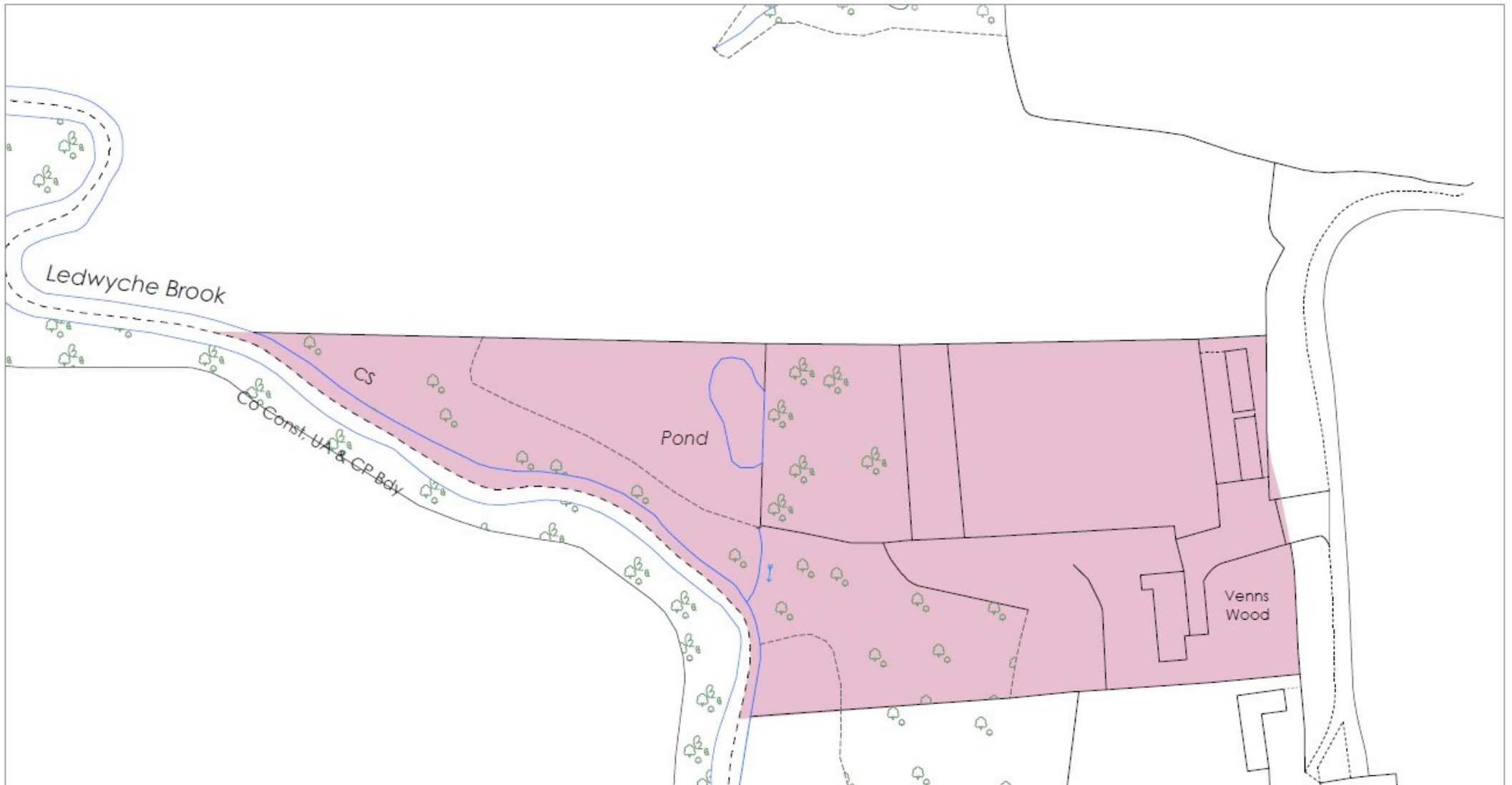


**Situation**

Venns Wood is situated in the rural hamlet of Greete, surrounded by rolling countryside with some of the most beautiful views in Shropshire. A short distance away is the historic market town of Ludlow, offering all of the day-to-day amenities required including supermarkets, shops, pubs, restaurants and much more. There is a train station in Ludlow connecting to the wider network and the M5 is just under an hours drive away. There is good schooling in the nearby towns. For the private sector Moor Park, Bedstone College and Lucton School are all within reachable distance.







## Venns Wood

Total Area (1.43 ha / 3.53  c)

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**MARK WIGGIN**  
ESTATE AGENTS

The Venns  
Barn

## Venns Wood, Greete, Ludlow, SY8 3BU



**Approx. Gross Internal Floor Area**  
**Main House = 2271 sq. ft / 211.12 sq. m**  
**Garage = 271 sq. ft / 25.26 sq. m**  
**Stables = 522 sq. ft / 48.57 sq. m**  
**Pole Barn = 814 sq. ft / 75.66 sq. m**

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 The position & size of doors, windows, appliances and other features are approximate only.  
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**Directions:** From Ludlow follow the road signposted for Caynham. Continue for about 1.4 miles and at the junction turn left. Continue for about 0.5 miles to Caynham Village Hall. Turn right signposted for Greete. Continue for 1.4 miles to Stoke Farm and turn right on the bend. Continue up the track passing through a column of tall Poplar trees. Venns Wood is on the right-hand side.

What3words-///extensive.iceberg.eats

**Local Authority:** Shropshire Council.

**Services:** Shared mains supply water. Mains electricity. Private drainage. Oil central heating. Full Fibre Broadband (FTTP)

**Council Tax:** Band F

**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.



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**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 April 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