



The Wain House, Ashford Bowdler, SY8 4DJ
Price £750,000

**COBB
AMOS**
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

The Wain House, Ashford Bowdler

The Wain House is a home that commands attention. Part of an exclusive enclave of impeccably converted link-detached barns, it offers private frontage, generous parking, and a picturesque courtyard entrance that hints at the elegance within. Nestled in the idyllic village of Ashford Bowdler, just three miles from the historic market town of Ludlow, this exceptional residence effortlessly marries the timeless charm of a country home with contemporary sophistication. Every detail has been crafted to the highest standard, creating a sanctuary of style and comfort—and with a proven track record as a luxury holiday let, it presents a rare opportunity for both refined living and savvy investment.

- Link detached barn conversion
- Three double bedrooms
- Two bathrooms
- Two receptions
- Landscaped garden
- Annex/studio
- Driveway parking

Material Information

Price £750,000

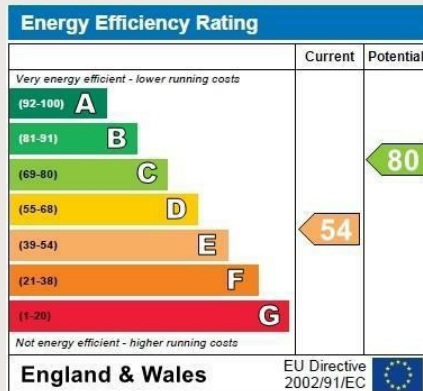
Tenure: Freehold

Local Authority: Shropshire

Council Tax: F

EPC: E (54)

For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2088.65 ft²

194.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

Few homes rival the exceptional quality and refined finishes found at The Wain House. Forming part of an exclusive collection of luxury converted link-detached barn residences, the property is approached via a charming courtyard while also benefiting from its own private frontage and ample parking for several vehicles.

Situated in the picturesque village of Ashford Bowdler, just three miles south of the historic medieval town of Ludlow, this beautiful family home seamlessly blends the character and elegance of a traditional country residence with the comfort and convenience of contemporary living. Finished to an exceptional standard throughout, it offers a perfect balance of period charm and modern luxury. The property has been and is currently being run as a successful holiday let, offering purchasers the opportunity to purchase this property as a 'hands off' investment.

Description

Blending stylish modern comforts with the scale and character of a traditional barn conversion, the property offers beautifully designed living spaces throughout. A spacious and light-filled entrance hall leads into the impressive open-plan kitchen and dining room, enjoying views across the front courtyard garden. Undoubtedly the heart of the home, this superb space is centred around a striking claret Aga, complemented by bespoke hand-painted oak cabinetry providing generous storage and display space. The kitchen is further enhanced by an under-counter convection oven, induction hob, butler sink, integrated dishwasher, and large fridge/freezer. Situated just off the kitchen, the utility room offers additional fitted storage, houses the central heating boiler, and provides space for a washer dryer. A door from here opens onto a small enclosed courtyard with the oil tank and wood store. The principal living room is particularly impressive, featuring a dramatic vaulted ceiling with statement lighting, while an internal feature wall reveals the original barn brickwork and exposed beams, preserving the property's heritage and charm. A wood-burning stove set beneath a timber mantle within a stunning full-height chimney breast creates a warm and inviting focal point, complemented by oak-framed patio doors opening seamlessly onto the main rear garden. An adjoining reception room offers excellent versatility and would make an ideal study, snug, or playroom. The ground floor also benefits from a cloakroom and a useful understairs storage cupboard.

The first floor beautifully showcases the barn's original timber framework, with vaulted ceilings throughout and skylights that flood the landing with natural light. The principal bedroom is exceptionally spacious, featuring striking exposed beams, a fitted cupboard, and ample room for wardrobes and a king-sized bed. An elegantly appointed en suite shower room completes the space. There are two further generously sized double bedrooms, each enjoying exposed timber features and pleasant views over the front courtyard gardens. Completing the accommodation is a recently refurbished family bathroom, finished with contemporary feature tiling and fitted with an over-bath shower.

Gardens and Outbuildings

Accessed from the reception room, the enclosed south-facing rear garden has been professionally designed, beautifully landscaped, and meticulously maintained, creating a wonderful outdoor space to enjoy throughout the seasons. A generous patio provides the perfect setting for entertaining or relaxing while taking in the evening sunsets, while a vine-covered walkway leads through colourful flower beds to the main lawned garden. The garden also benefits from excellent storage facilities, including a substantial wooden shed/workshop, greenhouse, and a separate log store. Mature trees, shrubs, and thoughtfully chosen planting ensure year-round interest and colour.

To the front of the property, an enclosed gravelled courtyard with planted borders provides parking for up to five vehicles. Situated at the end of the drive is a converted single-storey outbuilding with full-height glazing, offering an excellent and versatile additional space. Currently divided into two areas, the larger section would be ideal as a gym, studio, or home office, while the smaller section is presently used for storage and offers potential for conversion into a garage, subject to the necessary planning consents.

Services

Mains electricity, oil fired boiler, mains water and a septic tank.

Location

Ashford Bowdler is a small village and civil parish in south Shropshire, England, near the county border with Herefordshire. Lying a little over two miles south of Ludlow it provides ready access to the historic market town which is recognised for supporting independent traders, shops and cafés with frequent open air markets, food festivals and events.

Transport facilities are ample with good road links to larger towns and regular bus and train routes. With Ludlow around 3 miles away and Hereford approximately 24 miles away.

Tenure

We understand the property to be Freehold

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 + VAT per purchaser, in order for us to carry out our due diligence.

DIRECTIONS

From Ludlow, go to the A49 and turn south towards Leominster/Hereford, shortly after the turning for Ashford Carbonel you will see a large lay-by on the left signposted Ashford Bowdler, turn left into the layby and left again towards the village. After a short distance you will see a turning on your right for The Wain House, drive into the entrance then follow the driveway to your left and the property is on your right.



