



Pool House, Squirrel Lane, Ludlow, SY8 4JX  
Offers In The Region Of £750,000

COBB  
AMOS

SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES





# Pool House, Squirrel Lane Ludlow

**\*\*DISTINCTIVE PERIOD BARN CONVERSION - ONE MILE FROM LUDLOW\*\***

Welcome to Pool House, a charming unique property situated in the picturesque hamlet of Lower Ledwyche, Ludlow. This delightful home combines modern comforts with rustic charm, offering an idyllic residence for those seeking tranquility and a touch of luxury in the heart of the countryside, yet close to the historic market town of Ludlow and its amenities.

This amazing 3,500 sq. ft., 5 bedroom property really is one of kind, and located in the most amazing spot with beautiful gardens AN ABSOLUTE MUST VIEW PROPERTY.

## FEATURES

- Beautiful Barn Conversion
- Four Reception Rooms
- Five Bedrooms
- Three Bathrooms inc. Two En-Suites
- Front and Rear Courtyards
- Parking for Several Vehicles
- Spacious Double Garage
- Beautiful Mature Gardens

### Material Information

**Offers In The Region Of** £750,000

**Tenure:** Freehold

**Local Authority:** Shropshire

**Council Tax:** F

**EPC:** D (57)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)



Introduction

This wonderful, spacious converted barn has the benefit of both front and rear courtyard style gardens. The property is located within walking distance of local shops and soon to be built M&S, easy access to the Ludlow Eco park where a regular bus service operates into the heart of Ludlow town and station. The house has a large kitchen, four reception rooms, and five bedrooms, two of which have en-suite shower rooms. There is also a large family bathroom and a downstairs cloakroom. This comfortable home has been sympathetically updated by its current owners, to provide attractive, flexible accommodation to appeal to a variety of purchasers.

Property Description

The property is approached via a wide gravelled driveway, edged by beautiful cottage-style flower beds, and bounded by low brick walls. Through the wooden gates a brick courtyard lies to the front of the property. A pergola adorned with grape vines provides a covered seating space, for evening drinks or morning coffee. This is a natural suntrap where fruit grows in abundance on the espalier trees against the walls of the house. Double doors set into double height picture windows, open into the family room, which includes an attractive niche, shelved with glass. A further set of glass doors open on the rear courtyard. The family room offers a clean and light space in which to work, play or just relax. The bespoke kitchen with painted wooden units and an inset range with tiled back drop gives this farmhouse kitchen a warm feeling of cosy dinners and baking. There is an extensive range of cupboards and space for a fridge-freezer and dishwasher. Open shelving with spice drawers enhances this wonderful space. The kitchen will easily accommodate a family-sized table and six chairs, and there is centre island to make pastry and decorate those cupcakes. Double casement doors open from the kitchen directly into a garden, containing gravelled paths that meander between beds of flowering shrubs and trees. Adjacent to the kitchen, there is a

useful utility room, with space for a washing machine and tumble dryer, a double stainless steel sink unit, further storage cupboards, work-tops and open shelving to accommodate home-made produce. A quarry tiled floor and glass door open to the rear courtyard. The rear door of the property is set in a brick porch, which contains useful shelving to serve as a boot room. This leads through an arch to the boiler room. Both areas also benefit from quarry tiled floors. The inner hallway provides access to the downstairs cloakroom, the study/office and two further delightful reception rooms. The formal dining room has a beamed ceiling and a useful walk-in cupboard. The wonderful light and airy drawing room has a double-height ceiling, large windows over the garden and double glass doors which open on to the courtyard. There is an inset wood burning stove and stairs leading to a mezzanine level, providing a quiet library space or music room. Upstairs, the galleried landing above the family room offers beautiful views of the garden and surrounding landscape. The spacious master bedroom has a large en suite shower room. There are four further bedrooms including three doubles, one of which has a walk-in wardrobe and there is a large family bathroom. Bedroom five, a double room with an en suite shower room, has an additional door leading directly to the private mezzanine area and stairs to the drawing room, thus enabling it to be used as a separate suite of rooms for guests or family members, if required.

Gardens

The gardens provide an attractive setting to the property. From the gravelled drive and private parking area, there is a gated entrance to the inner courtyard garden. This walled garden contains a brick paviour courtyard, vine-covered pergola and plenty of space for tables and chairs. There are also fruit trees, flower beds and a small lawn. To the side of the property a gravel garden, contains a variety of specimen trees and plants, providing a quiet and shady retreat. In addition, there is a small rear courtyard set with brick paviments and raised beds









## Services

Mains electricity and water

Drainage to shared sewage treatment plant with annual maintenance charge approx. £170 p.a.

Internet: Full Fibre Broadband available to property (900Mb/s)

Wood pellet boiler supplying heating

Solar powered water heater

Council tax band F

## 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 £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.



## DIRECTIONS

From The Squirrel roundabout on the A49 by-pass take the turning on to Sheet Road signposted to Caynham. After a short distance take the left hand turning on to Squirrel Lane signposted to Henley. Follow the lane for approximately 0.5 miles around the sharp right hand bend and the property can be found on the left hand









## Pool House, Squirrel Lane ,Ledwyche, Ludlow. SY8 4JZ



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.



# COBB AMOS

SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES

## Hereford

Telephone: 01432 266007

[hereford@cobbamos.com](mailto:hereford@cobbamos.com)

14 King Street, Hereford, HR4 9BW

## Leominster

Telephone: 01568 610310

[leominster@cobbamos.com](mailto:leominster@cobbamos.com)

2 Broad Street, Leominster, HR6 8BS

## Ludlow

Telephone: 01584 874450

[ludlow@cobbamos.com](mailto:ludlow@cobbamos.com)

5 High Street, Ludlow, SY8 1BS

## Land & New Homes

Telephone: 01584 874450

[landandnewhomes@cobbamos.com](mailto:landandnewhomes@cobbamos.com)

5 High Street, Ludlow, SY8 1BS

## Knighton

Telephone: 01547 529907

[knighton@cobbamos.com](mailto:knighton@cobbamos.com)

22 Broad Street, Knighton, LD7 1BL

## Lettings

Telephone: 01432 266007

[lettings@cobbamos.com](mailto:lettings@cobbamos.com)

14 King Street, Hereford, HR4 9BW

## Head Office

Telephone: 01568 605300

[hello@cobbamos.com](mailto:hello@cobbamos.com)   [accounts@cobbamos.com](mailto:accounts@cobbamos.com)

First Floor Executive Suite, Easters Court, Leominster, HR6 0DE