



Underwood, Linney, Ludlow, Shropshire SY8 1EE





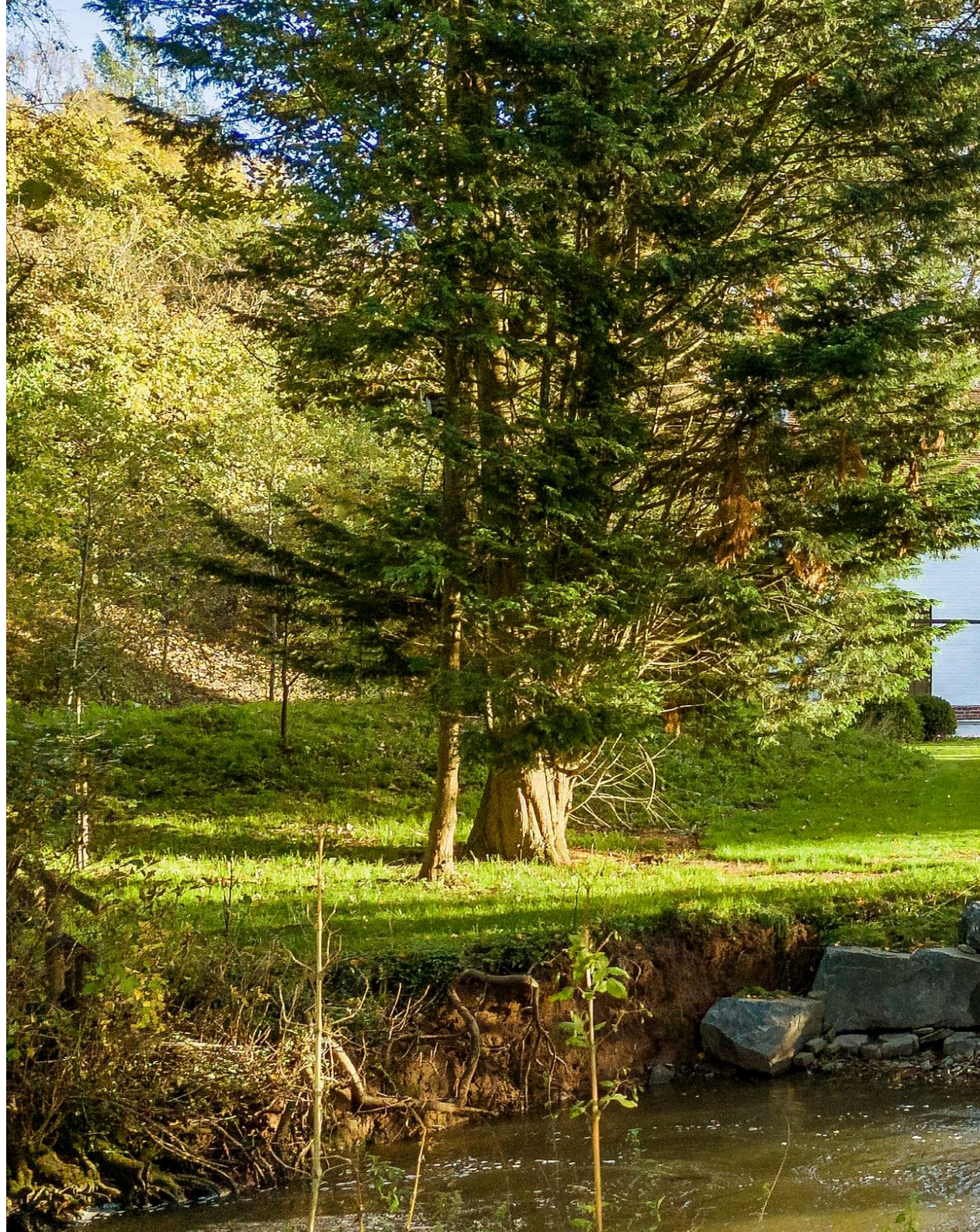
Underwood, Linney, Ludlow, Shropshire **SY8 IEE**

A prime riverside plot in one of Ludlow's most sought-after locations. A superb, detached house providing incredible accommodation



Guide price: £1,995,000

Local authority: Shropshire Council





The Property

Underwood is one of the finest houses available in the town, with impressively proportioned rooms that are positioned to take advantage of the river views. Large windows and glazed openings feature heavily in the design of this striking home, which extends to 3358 sq feet of accommodation over two floors with living spaces of grand proportions and relaxed luxurious interiors. The use of natural materials, a soft colour palette and bespoke detailing makes Underwood stand alone in its attention to detail and quality.

Set back and independently within its plot, Underwood is accessed via a sweeping driveway off the Linney. A mixture of mature trees and younger specimen planting create a natural, organic landscape to approach the house and continues throughout the plot.

Internally, the living space is magnificent and grand ceiling heights run through the property on both floors.

The entrance at the front of the house opens into a hallway off which are double doors leading into the large drawing room in one wing of the house and the almost 40 ft long open plan kitchen / dining / family room in the other.

The drawing room is fitted out with a bespoke marble fireplace housing a wood burning stove. Sliding doors open directly into the garden and courtyard.

The kitchen is fitted out with a bespoke handcrafted kitchen, integrated pantry and opens through to the dining and living areas with wood burning stove, windows, and doors directly to the garden once more.

Great thought has gone into creating functional spaces within the elegant design with a large boot room, plant and laundry spaces all provided.





Upstairs

The first floor has four large bedrooms set off a galleried landing with two impressive master suites in each wing. The large master suites both have vaulted ceilings, views down the plot towards the river, fitted walk-through wardrobes and large shower rooms. The other bedrooms have either an en suite shower or bathroom.

The house is efficient to run with a predicted EPC of B, there is underfloor heating throughout the ground and first floor running off an air source heat pump. The whole house has a ventilation system with heat recovery, and it is fitted with full fibre broadband to the property.





Gardens & Grounds

Externally, there is a large driveway set behind automated gates that provides ample parking and turning space in front of a detached two storey double garage that has a studio above with services connected to allow it to be used for a variety of purposes.

The grounds are landscaped to complement the existing maturity of the site.

Including terraces, lawns and soft landscaping that run down to the banks of the River Corve.



Location

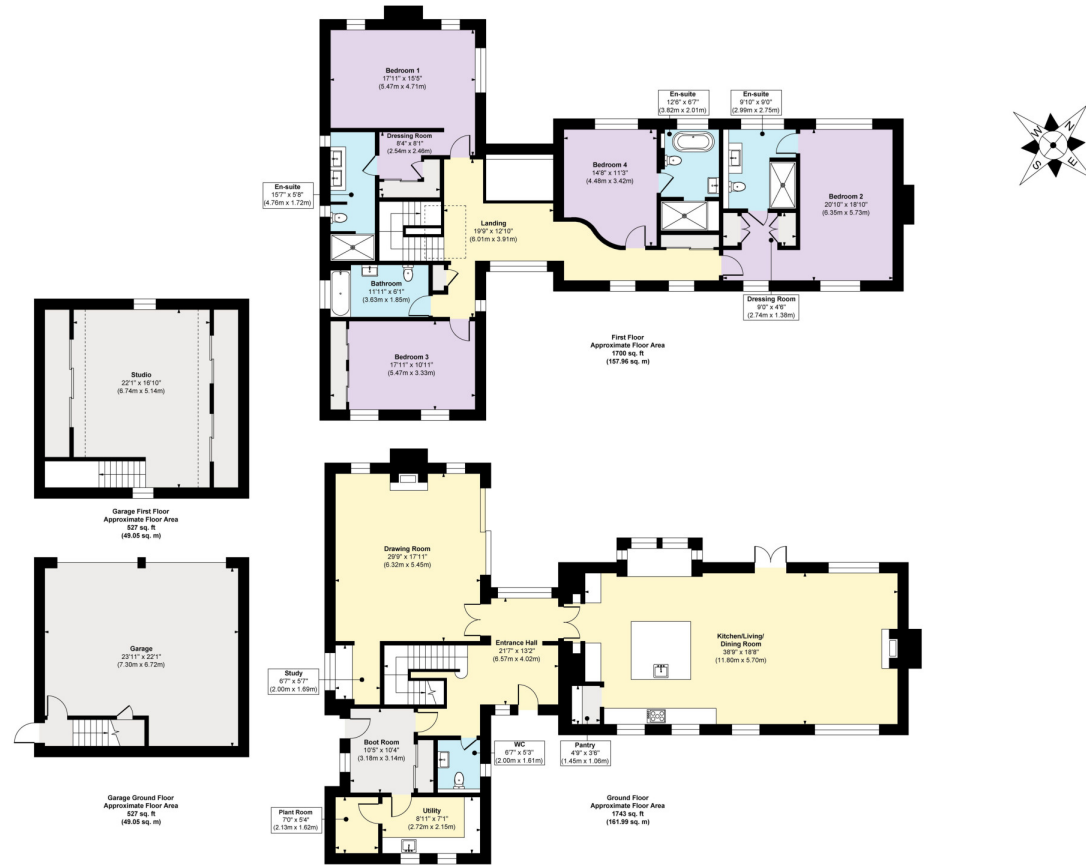
Set on the edge of Linney with meadows on the other side of the river Corve, this is a special part of Ludlow that is just a short distance from the town centre. Within reach of all that the historic town has to offer with its beautiful buildings, excellent range of shops, pubs and restaurants, and including many local independent stores in addition to larger national retailers that combine to cater for most needs.

Linney is a very sought-after area in the town and is also home to the rugby club, tennis club and bowling green. A short distance away is the River Teme with the park, Millennium Green and Csons restaurant on its banks. For outdoor activities there is easy access to great walks in the surrounding countryside including easy access to Mortimer Forest that sits above the town.

The town has a train station on the Manchester to Cardiff line which is just over a five minute walk for the property, with trains regularly connecting to the county town of Shrewsbury to the north and the cathedral city of Hereford to the south. The area is well catered for with schools for all ages, both private and state, with Moor Park being a short drive to the south of Ludlow as well as Bedstone and Lucton with Cathedral and Shrewsbury school in Hereford and Shrewsbury respectively.



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Approx. Gross Internal Floor Area
Main House = 3443 sq. ft / 319.95 sq. m
Garage = 1054 sq. ft / 98.10 sq. m

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 The position & size of doors, windows, appliances and other features are approximate only.
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I would be delighted to tell you more

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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.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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