



Foldgate Farm, Steventon, Ludlow SY8 4BN



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A Grade II listed 17th century farmhouse believed to be one of the first brick built houses in the area. It has been beautifully renovated, maintained and improved by the current owners who have enjoyed living here for the last 27 years. Throughout there are many attractive period features that include stone fireplaces, exposed beams, oak floors and many oak mullion windows. The layout of accommodation reflects the history and period of the house, but later additions have ensured that the house also meets with the needs of 21st century living.



Tenure: Freehold

Local authority: Shropshire Council

Council tax band: G



The Property

Set in formal gardens and retaining a wealth of character throughout, this is a beautiful home that provides excellent accommodation that is arranged over three floors (plus cellar) with many rooms enjoying views to the surrounding countryside. The oak front door opens into the sitting room with a door leading to an inner hall from which stairs climb to the first floor. There is also a dining room and at the rear of the house a wonderful farmhouse kitchen which has an Aga, plenty of fitted cupboards and drawers, as well as space for a large farmhouse table and sofas. The study is located off the kitchen, converted from what was a former dairy. There is also a utility, cloakroom and a wonderful oak framed garden room added in the last of couple years which connects the house into the garden superbly.

To the first floor set off a spacious landing are two double bedrooms at the front of the house and the main bathroom. To the rear and with windows overlooking the garden, is the principle bedroom suite, with bathroom and walk in wardrobe both with Velux windows.

The second floor has great adaptable space and can provide four further bedrooms (two interconnecting). The current owners have considered introducing an additional bathroom to this floor or the space can be used as a playroom or office.

Outside

The driveway belongs to Foldgate Farmhouse but is shared with the neighbouring property, a beautifully converted Grade II listed barn which has been laid out to maximise privacy to both properties. The open courtyard to the front is divided carefully with designated areas for parking for each property. There is scope for garaging / workshops to be created to the northern side of Foldgate Farm. (subject to planning and listed building consent)





A charming Grade II listed 17th century farmhouse with a large garden set on the outskirts of historic Ludlow.



Gardens and Grounds

Foldgate Farm has a generous plot that extends to just over one acre in total. The gardens are well laid out and have been a love of the current owners. They include a small Japanese stroll garden with acers, flowering cherries, ponds and waterfalls, created in 2008 by celebrated garden designer, Charles Cheshire. Dense and mature planting around the borders of the property provides a considerable degree of privacy.

We wish to advise interested parties that the orchard to the rear of Foldgate Farm will be developed into five bespoke houses in the near future and the surrounding fields are part of a larger development that has commenced, but as part of the approved scheme, great sensitivity was given to the layout and preserving the outlook from the property to the south and west, where the property looks out over the town towards the hills from the upper floors.



Location

Foldgate Farm is hidden away on the south eastern edge of Ludlow yet within easy reach of shops and facilities at this end of town. It is just about a one mile walk to the town centre and also accessible to the glorious countryside and walks that surround the town. It is one of two houses down a short drive off the lane with the other being an attractive Grade II listed barn.

Distances

1 mile Ludlow town centre, 23 miles Hereford, 28 miles Shrewsbury.

Directions (Postcode SY8 4BN)

From Ludlow town centre, proceed down Old Street and at the bottom, turn left into Temeside and continue until the road bends to the left at which point turn right and follow the road along the river to the T junction. At this point, turn right and at the brow of the hill take the first left into Foldgate Lane. Proceed up here and you will find the entrance into Foldgate Farm on the right-hand side.

Services

Services

Mains water, electricity, gas and drainage are connected. Gas fired Aga and central heating.

Listing reference

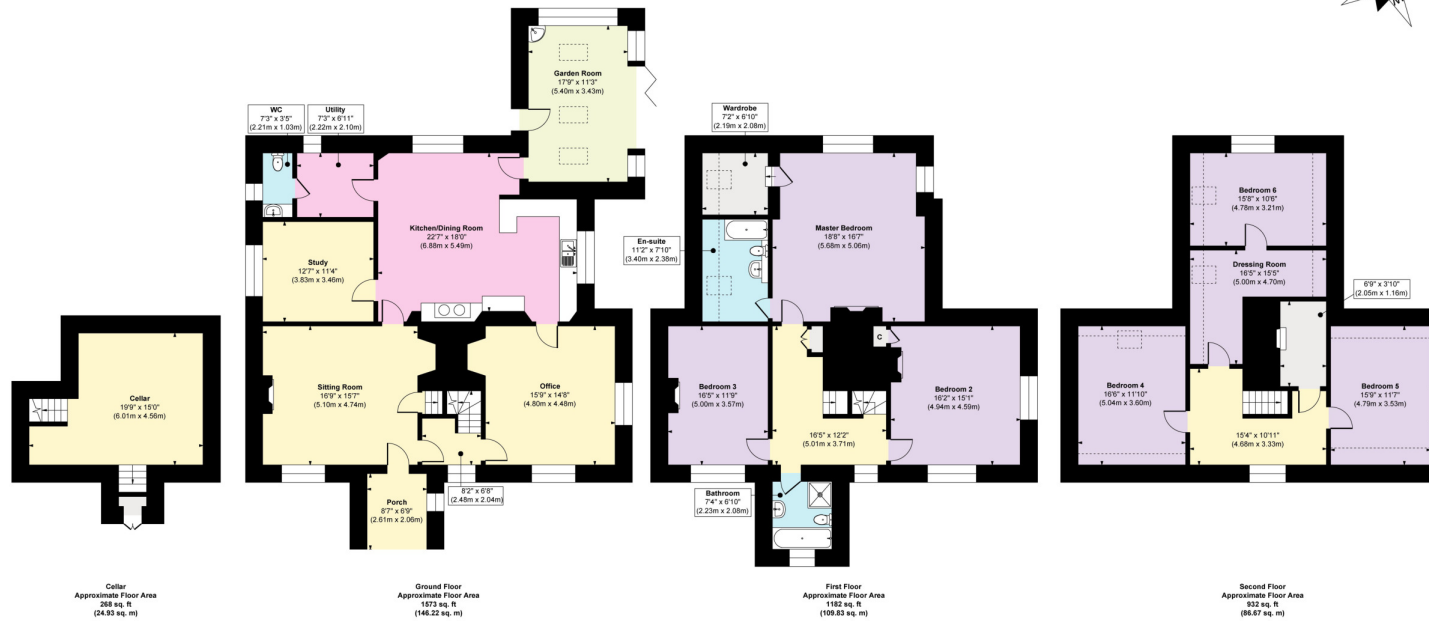
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Fixtures and Fittings

Only items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.



0747 Foldgate Farm, Steventon, Ludlow, Shropshire, SY8 4BN



Approx. Gross Internal Floor Area
Main House = 3687 sq. ft / 342.72 sq. m
Cellar = 268 sq. ft / 24.93 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

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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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