



**POOL HOUSE, RICHARDS CASTLE, NR LUDLOW, SHROPSHIRE.**  
Grade II Cottage Enjoying Village Location Set in 8.4 Acres.

## SITUATION

Ludlow 6 miles, Leominster 7.5 miles, Tenbury Wells 8 miles.  
Bromyard 18.5 miles, Hereford 20.5 miles, Kidderminster 25 miles  
Worcester 29.5 miles, Shrewsbury 34 miles.

**Road Links:** M5 30 miles.

**Trains:** Ludlow & Leominster.

**International Airports:** Birmingham 57.5 miles

**Pool House** is situated in a semi-rural location on the edge of village with far reaching views over open countryside. Richards Castle itself has a very well attended Village Hall, plus local pub and church. The property is located along a country road being well placed for both Leominster and Ludlow, communications to main roads are within short drive which provides good access to the motorway network.

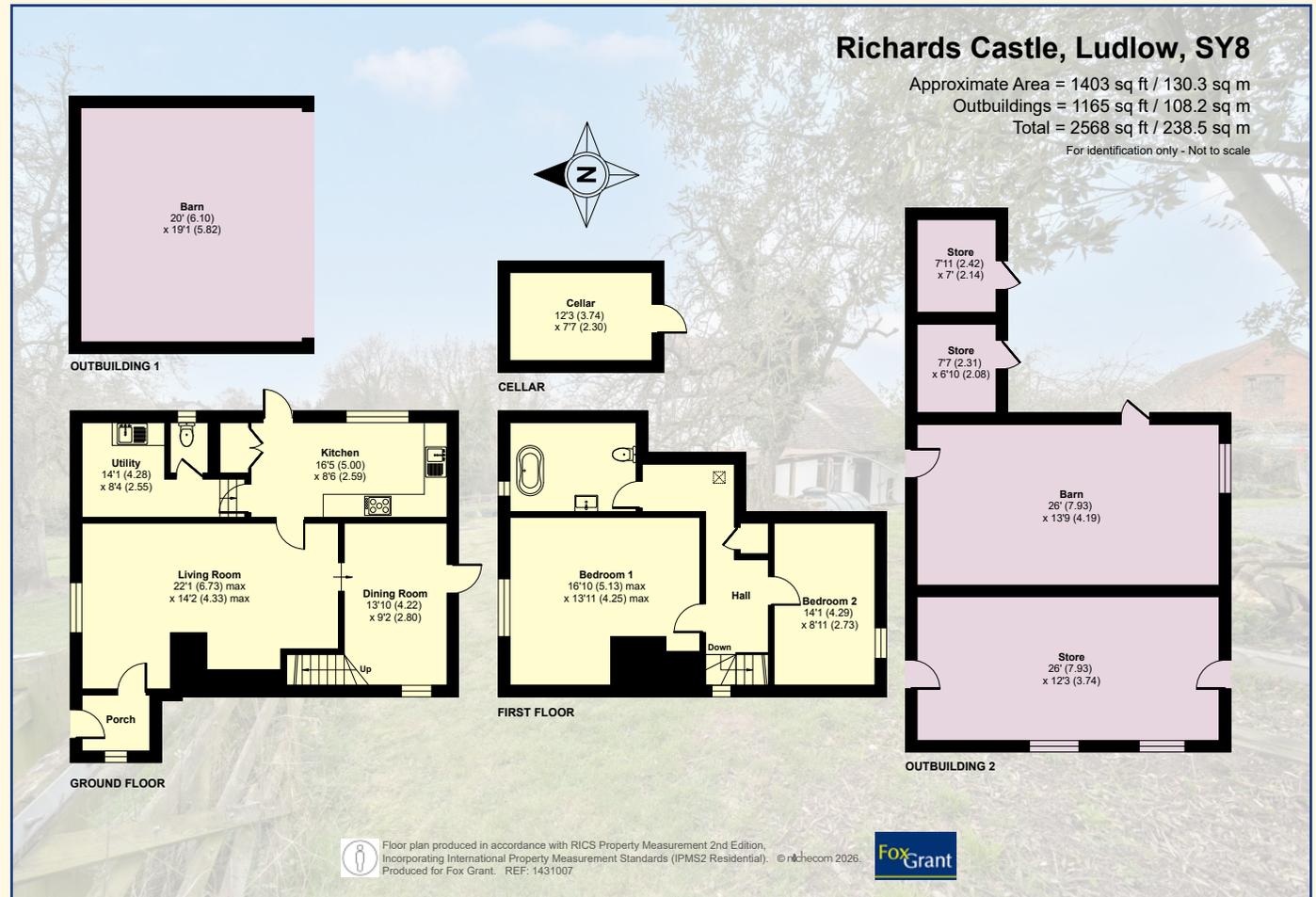
- Grade II Listed 2 Bedroom Cottage.
- Planning permission for third bedroom.
- Former "Parish Reading Room" with adjoining barn with planning potential.
- Further Tractor and Wood Store
- Enjoying Village Location.

**Gardens & Pastureland to about 8.4 acres**

**Education** There is an excellent range of both public and private schools in the area with Primary School Education at Ludlow, Leominster & Tenbury Wells, secondary school education at Ludlow or Tenbury Wells. There is a significant range of independent schools including: Moor Park, Hereford Cathedral School, Lucton School, Malvern St James, and The Elms. For Independents see [www.isc.co.uk](http://www.isc.co.uk) and for state school information see [www.shropshiregov.uk/education-and-learning/find-a-school](http://www.shropshiregov.uk/education-and-learning/find-a-school)

**Local, Sporting & Recreational** The Historic town of Ludlow offers Castle, garages, public houses, restaurants, schools, supermarkets, leisure centre, good range of independent shops and churches. Further amenities including theatres, restaurants and shopping are available at Leominster, Kidderminster, Shrewsbury, Hereford or Worcester.

The surrounding area provides a wealth of sporting and recreational opportunities, with the Clee Hills, Mortimer Forest, Queenswoods, Brockhampton Estate, and the Malvern Hills all accessible. Excellent walking and cycling opportunities abound from the property with good horse riding. Horse Racing is at Ludlow, Hereford, Worcester, and Cheltenham.



## POOL HOUSE

is a well-presented period cottage, which offers spacious family living over 2 floors. Entrance is via a porch which leads into the hall and living room with exposed beams, large inglenook fireplace with wood-burning stove set on flagstone floor. Archway leads through to the dining room with exposed beams, oak floor, oak door leading out onto the garden with stairs to first floor. The kitchen was extensively refurbished 2 years ago and is fitted with modern floor and wall units with Range style cooker, with door to the outside and steps leading down into the utility area with separate wc.

On the first floor there are two double bedrooms with the Master Bedroom having original fireplace, vaulted ceiling and exposed beams with views across open countryside, the second bedroom has exposed beams and views across the garden. Family bathroom and spacious landing. There is planning in place for third bedroom.

## OUTSIDE

The property is approached via country lane which turns into a gravel drive with parking for several vehicles, which is all enclosed by mature hedging. The garden is mainly laid to lawn with mature shrubs and trees, vegetable plot and orchard area. To the side of the house is useful former "Parish Reading Rooms" of brick construction, with adjoining barn/stable which are ripe for conversion to annexe/studio/holiday let.

The land is mainly grassland, which are divided into paddocks, most having access to the stream which runs through the land, making it ideal for equestrian or sheep and lies to the side of the property with separate roadside access.

## AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

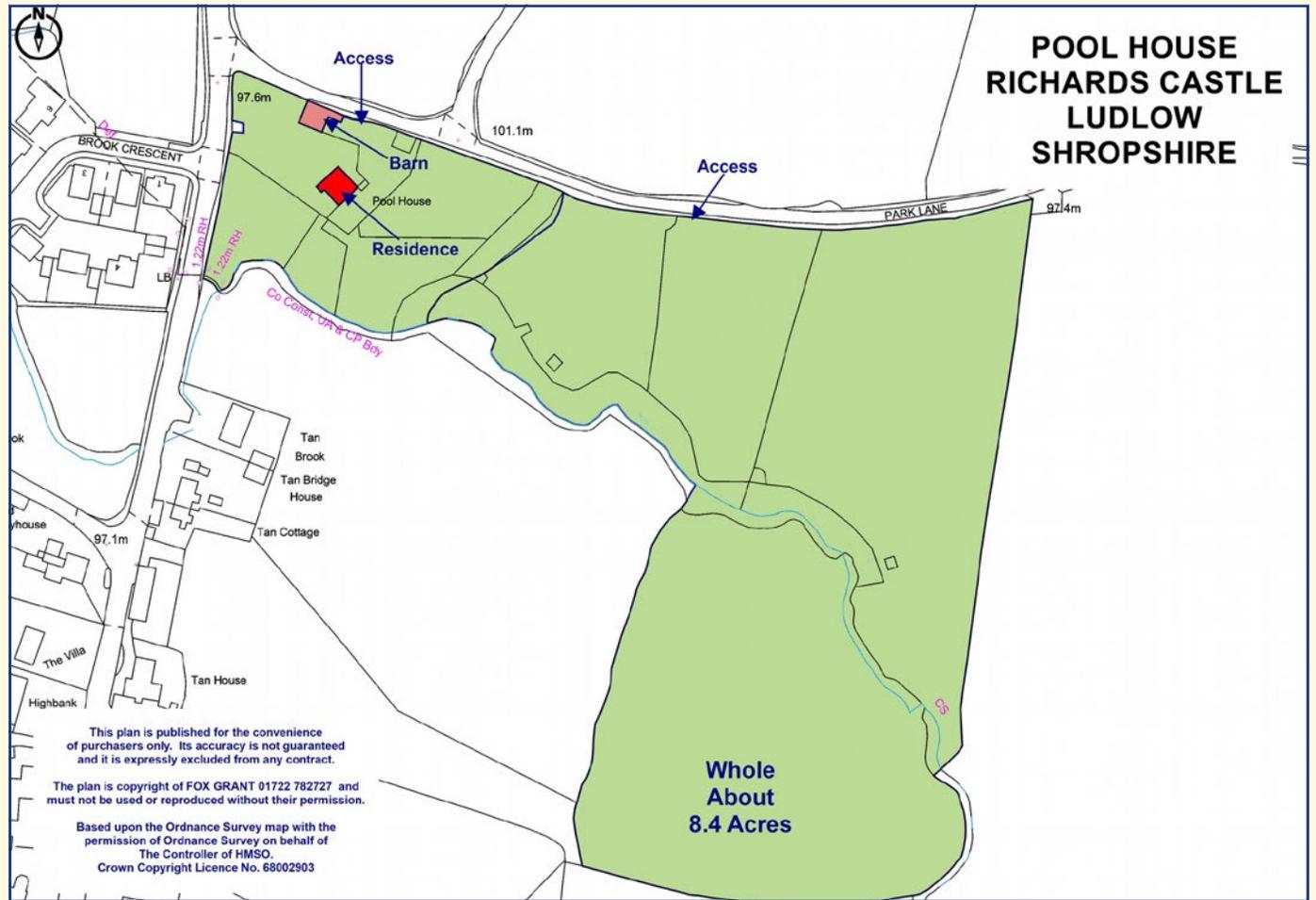
**LOCAL AUTHORITY:** Shropshire Council 0345 678 9000

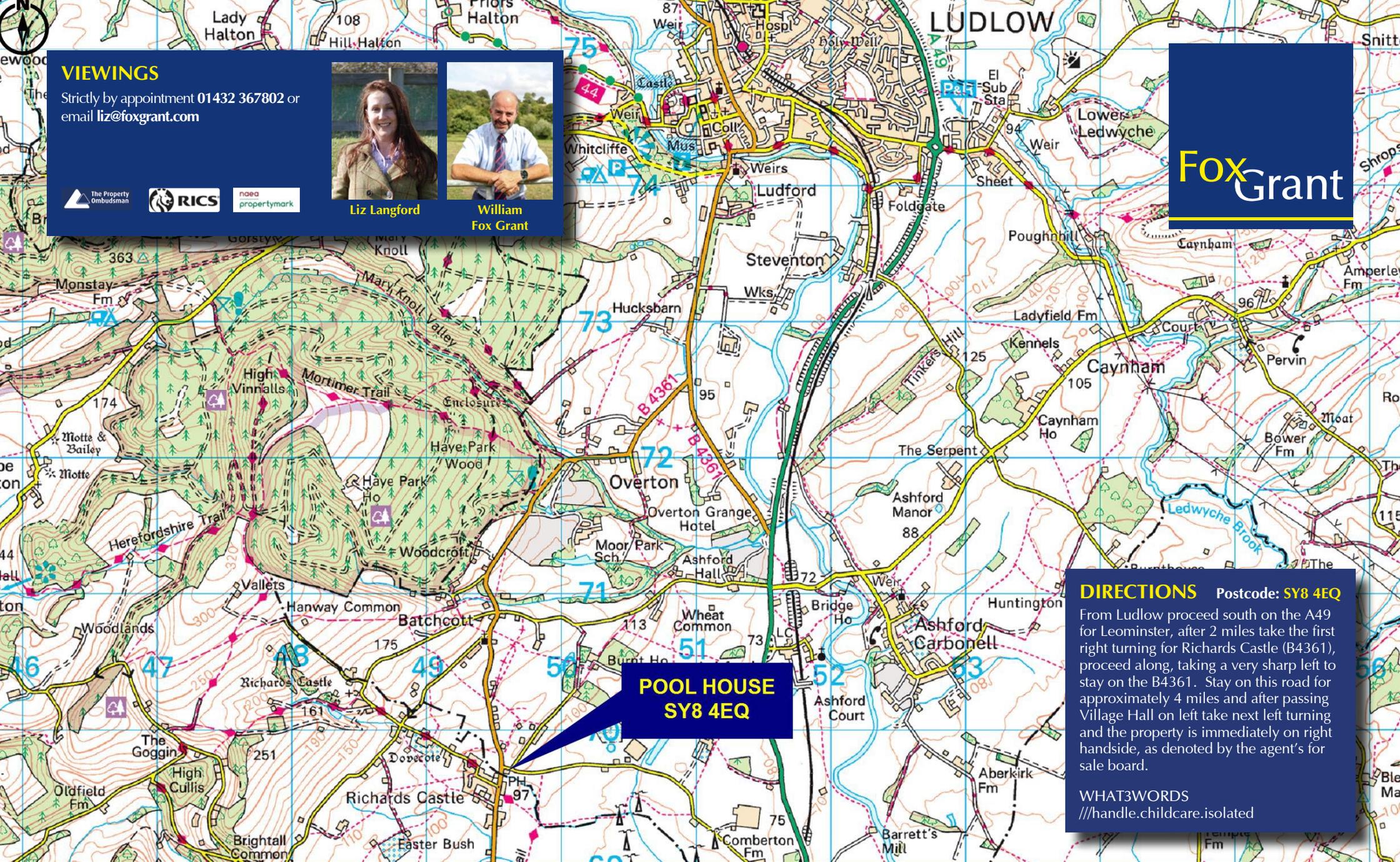
**COUNCIL TAX:** House Band E

**TENURE:** Freehold with vacant possession

**SERVICES** Mains electricity, water & drainage, broadband & oil-fired central heating

**FIXTURES & FITTINGS** Unless mentioned specifically by separate negotiation.





### VIEWINGS

Strictly by appointment 01432 367802 or email [liz@foxgrant.com](mailto:liz@foxgrant.com)



Liz Langford



William Fox Grant



**POOL HOUSE  
SY8 4EQ**

### DIRECTIONS Postcode: SY8 4EQ

From Ludlow proceed south on the A49 for Leominster, after 2 miles take the first right turning for Richards Castle (B4361), proceed along, taking a very sharp left to stay on the B4361. Stay on this road for approximately 4 miles and after passing Village Hall on left take next left turning and the property is immediately on right handside, as denoted by the agent's for sale board.

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