



LOWER NASH FARM

NASH, LUDLOW, SHROPSHIRE, SY8 3DD



NICK
CHAMPION

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A DETACHED PERIOD FARMHOUSE IN AN ELEVATED SETTING ENJOYING OUTSTANDING RURAL VIEWS.

- FARMHOUSE KITCHEN WITH RAYBURN
- THREE RECEPTION ROOMS AND STUDY
- CELLAR

APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 2.5, Ludlow – 7.5, Kidderminster - 20, Worcester – 25.5, Hereford – 28, Shrewsbury - 37, Birmingham – 39.

SITUATION

Lower Nash Farm is conveniently situated alongside a quiet country lane leading off the Tenbury Wells to Clee Hill road (B4214). The farmhouse is set well back from and above the lane and from its semi-elevated setting enjoys far reaching southerly views across beautiful open countryside.

DESCRIPTION

Lower Nash Farm is a substantial detached 18th Century period house which has been sympathetically modernised and improved and now offers generous accommodation over three floors extending to about 2,850 sq ft. Constructed of brick elevations and part oak framing under a clay tiled roof, the house exhibits numerous character and original features including some fine exposed ceiling and wall timbers, the preservation and display of lathe and plaster panelling, inglenook fireplaces, a bread oven, flagstone flooring and polished elm flooring.

Lower Nash Farm is set within large gardens and grounds extending to about 1.19 acres, which includes a

- FIVE BEDROOMS
- THREE BATH/SHOWER ROOMS
- UTILITY ROOM

paddock ideal for a family pony, hobby farming or for some 'good life' free range poultry keeping.

ACCOMMODATION

A covered porch with part glazed door opens into an entrance lobby with flagstone floor and fitted shelving leading to the two principal reception rooms. The dining room has a fitted cupboard and an inglenook fireplace housing a woodburning stove, and the large sitting room also has an inglenook fireplace housing a woodburning stove. The adjacent farmhouse kitchen has a quarry tiled floor, an exposed brick range including a bread oven and an inglenook housing an oil fired Rayburn Royal, a range of light wood base and wall units incorporating a stainless steel sink/drain, with space for appliances. Leading off the kitchen is a craft/play room which has a parquet floor, a large fitted store cupboard and a door to outside, and a utility room which has a quarry tiled floor, a Belfast sink, space for white goods and a part glazed door to outside. Off the utility room is a shower room which has a Triton T80 electric shower, a pedestal basin and wc, and a boiler room with a Trianco boiler and fitted shelving. The rear hall accessed via the sitting room has a flagstone floor and steps up to a study. A door also opens onto steps leading down to the dry cellar and a back door leads outside to a covered porch.

- DOUBLE GARAGE AND AMPLE PARKING SPACE
- ATTRACTIVE LARGE GARDENS
- PONY Paddock

A new hardwood staircase from the rear hall rises up to the first floor landing. The principal bedroom has a walk-in wardrobe and a pedestal basin. The adjacent bathroom is newly fitted with a roll top bath, a Mira Sport electric shower in a large cubicle, a pedestal basin, wc and heated towel rail. An inner landing with cupboard with hanging rail leads to a double bedroom with a cast iron fireplace (not in use) and a built in wardrobe, and to a cloakroom with pedestal basin and wc. A third landing with airing cupboard with tank and shelving leads to a further double bedroom with a built in wardrobe and to the guest bedroom with built in wardrobe and an ensuite bathroom with a bath with Mira Sport shower over, a pedestal basin, bidet and wc.

Hardwood stairs rise up from the first floor landing to the second floor which has a study/dressing area with under eaves storage and leads through to the fifth bedroom which could also be utilised as a home office/play room and has extensive eaves storage.

OUTSIDE

The gravel driveway leads up past the large front garden and the house to a parking and turning area with ample parking space leading to the attached double garage and on to the paddock entrance. The front garden is mostly laid to lawn with attractive mature flower and shrub borders and a specimen Beech tree. Brick steps

rise up to a terraced brick and stone paved patio al fresco entertaining area from which a brick paved path flanked by flower and shrub borders runs alongside the property past the entrance porch to the driveway. The rear garden is gently sloping and mostly laid to lawn with a selection of fruit trees, a decked entertaining area and a brick paved seating area with space for pots by the rear entrance to the property with a feature cast iron well pump and external steps leading down to the cellar. There is a timber potting shed and a covered storage area ideal for logs. The paddock is well fenced and ideally suited for a pony, a few sheep or free range poultry. The property extends to about 1.19 acres (tbv).

SERVICES

Mains water and electricity are connected.
Private drainage.
Oil fired central heating.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating F - Further details are available upon request or by following the link:
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9340-2941-8020-2900-0015>

TENURE

Freehold

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band F

METHOD OF SALE

The property is for sale by private treaty with offers invited in the region of £695,000.

VIEWING

Strictly by prior appointment with Nick Champion the Sole Agent: –

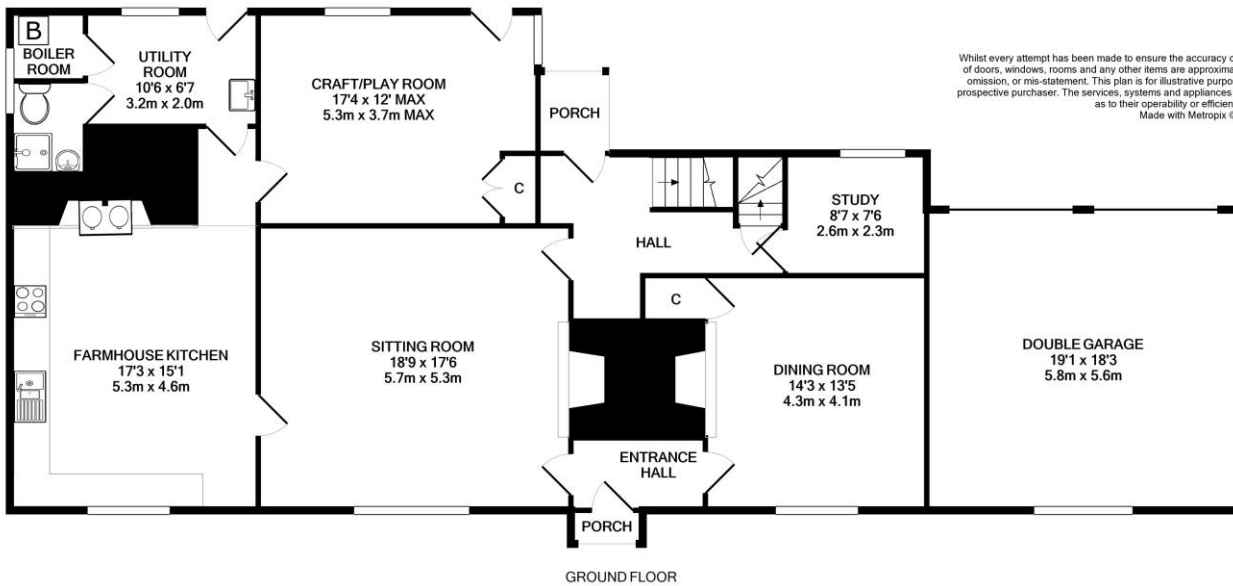
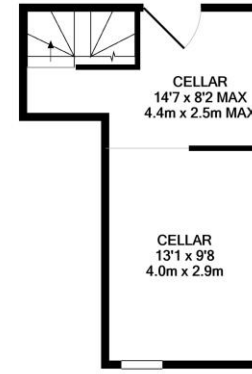
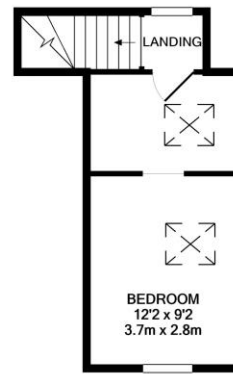
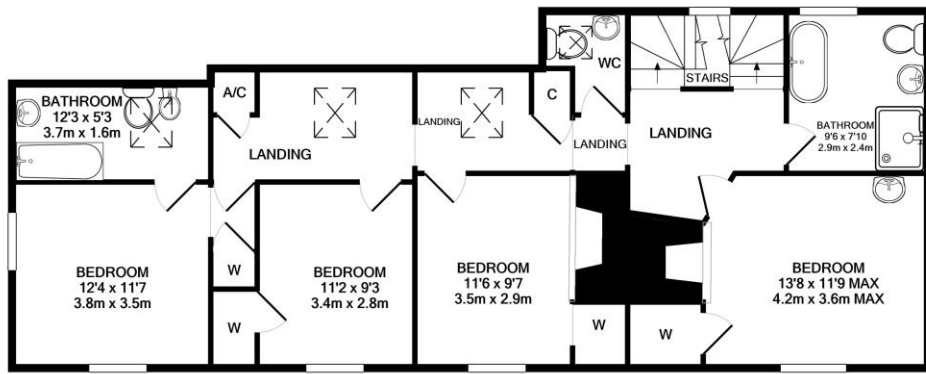
Tel: 01584 810555 or E-mail: info@nickchampion.co.uk
To view all of our properties for sale and to let go to:-
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LONDON SHOWROOM

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PHOTOGRAPHS TAKEN: 10/05/2021 and 12/05/2021.
PARTICULARS PREPARED: July 2021.
PARTICULARS UPDATED: 23rd July 2021.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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