



SAMUEL WOOD

P L A T I N U M

Introducing...

Culmington Farm, Culmington, Ludlow, Shropshire, SY8 2DB





Set amidst the gentle rolling countryside of South Shropshire, Culmington Farm presents a rare opportunity to acquire a distinguished Grade II listed farmhouse of considerable scale, complemented by beautiful gardens, pastureland and excellent facilities for an equestrian lifestyle.

Extending to approximately 7494sq ft and set within 2.62 acres, this is a home that perfectly balances heritage, space and rural tranquillity, all within easy reach of the highly regarded market town of Ludlow.

Believed to date from the mid-19th century and lovingly held by the same family for over seven decades, the house exudes a quiet grandeur. Its handsome double-fronted facade hints at the elegance and volume within, where a wealth of original features sit effortlessly alongside the comforts of modern living.

The accommodation unfolds across four floors, offering wonderfully versatile living space suited to both family life and entertaining on a generous scale. At its heart lies an inviting kitchen, breakfast and family room, designed for relaxed, everyday living, while a series of beautifully proportioned reception rooms—including a striking drawing room with inglenook fireplace—offer a more formal setting when required.



Across the house, there is a palpable sense of light and flow, with three reception rooms providing flexibility to tailor the space to individual lifestyles. The upper floors offer six spacious bedrooms, arranged to provide both comfort and privacy, making the property equally suited to large families, guests or multi-generational living.

Beyond the house, the grounds are a defining feature—thoughtfully arranged, private and rich in possibility.

A sweeping approach leads to an extensive range of outbuildings, including garaging, workshop space and a versatile gym and granary, offering scope for a variety of uses.

For those with equestrian interests, the property is particularly appealing. Discreetly positioned stabling and hardstanding are accessed via a traditional five-bar gate, opening into gently sloping pastureland, ideal for grazing horses or ponies.

The land is bordered by a tributary of the River Corve and enjoys far-reaching views across unspoilt countryside, creating a setting that is both peaceful and inspiring.

Surrounding the house, the wraparound gardens are beautifully matured, featuring expanses of lawn, established planting, a productive vegetable garden and a tranquil pond. Several secluded seating areas and a charming paved terrace provide perfect spots for al fresco dining and summer entertaining.

Location

Culmington is a sought-after South Shropshire village, known for its strong community feel and scenic surroundings within the Corvedale, close to the Shropshire Hills National Landscape.

The historic market town of Ludlow (approx. 5.9 miles) provides an excellent range of independent shops, eateries and everyday amenities, while nearby Craven Arms offers convenient rail links.

The surrounding countryside is ideal for walking, riding and outdoor pursuits, further enhancing the property's lifestyle appeal.





Services: We understand that the property has oil fired central heating, mains electric, mains water and private drainage. (Please note this may not meet current regulations)

Broadband Speed: Basic 14 Mbps and Superfast 80 Mbps

Flood Risk: Very Low.

Tenure: Freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are

required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of 25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875207 or email Ludlow@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.











Culmington Farm, Culmington, Ludlow, Shropshire, SY8 2DB

A handsome period farmhouse of over 7494 sq ft

Set within approximately 2.59 acres of gardens and pasture

Opportunity for dual family home/business

Six bedrooms and 3 formal reception rooms

Outbuildings, garaging and stabling

Gym

Cellar and very useful utility rooms

Ideal for equestrian use or a smallholding lifestyle

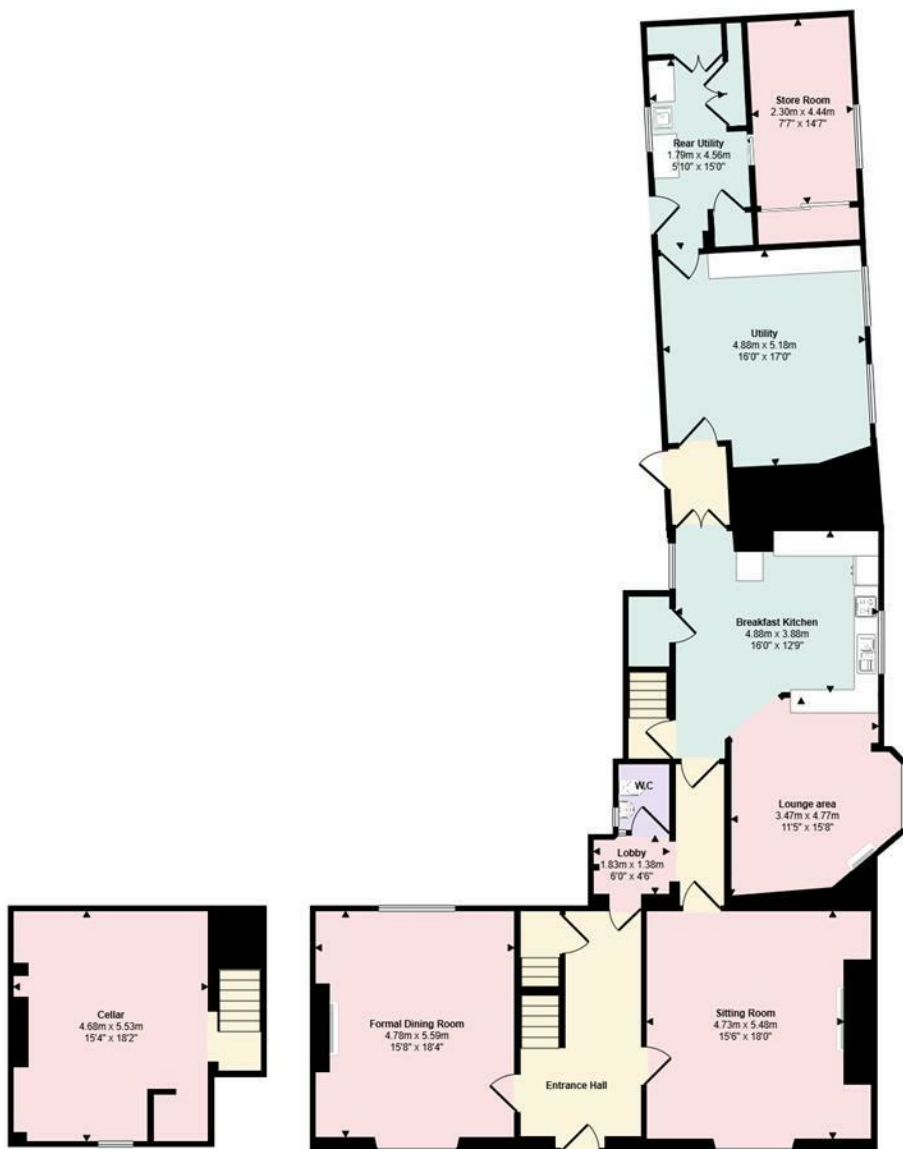
Beautifully positioned within a sought-after Shropshire village

Highly desirable rural location near Ludlow



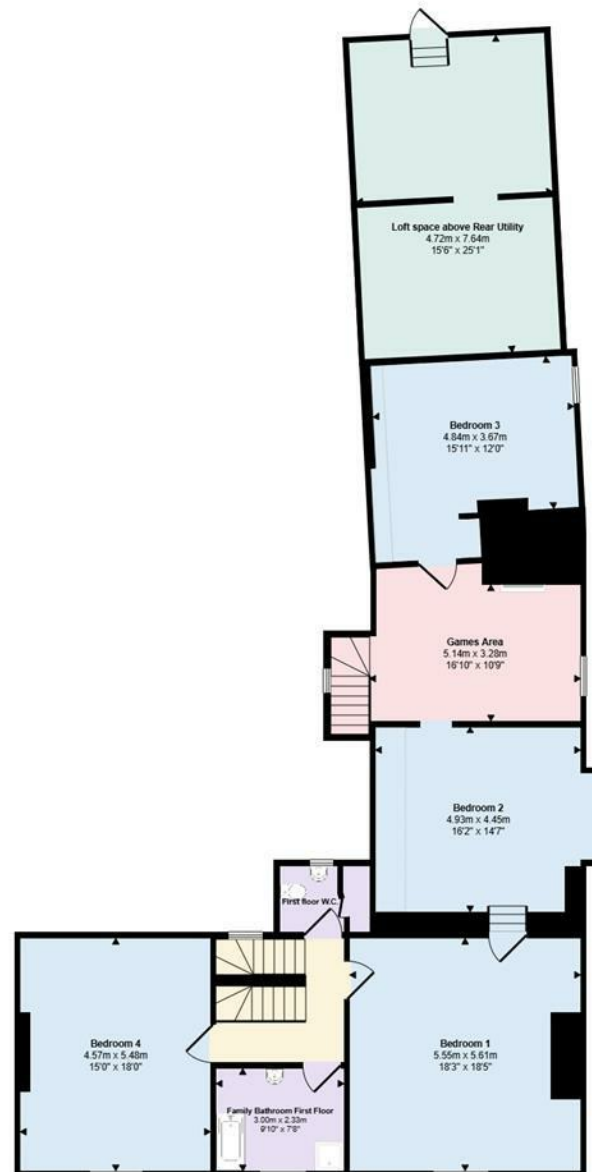


Approx Gross Internal Area
696 sq m / 7494 sq ft

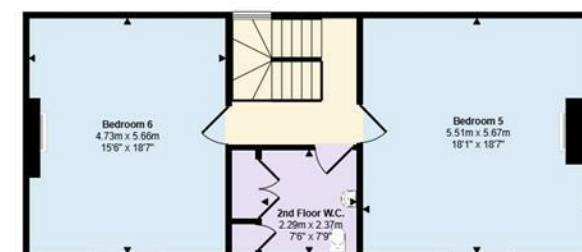


Cellar
Approx 31 sq m / 331 sq ft

Ground Floor
Approx 191 sq m / 2054 sq ft



First Floor
Approx 187 sq m / 2015 sq ft



Second Floor
Approx 77 sq m / 826 sq ft

Denotes head height below 1.5m

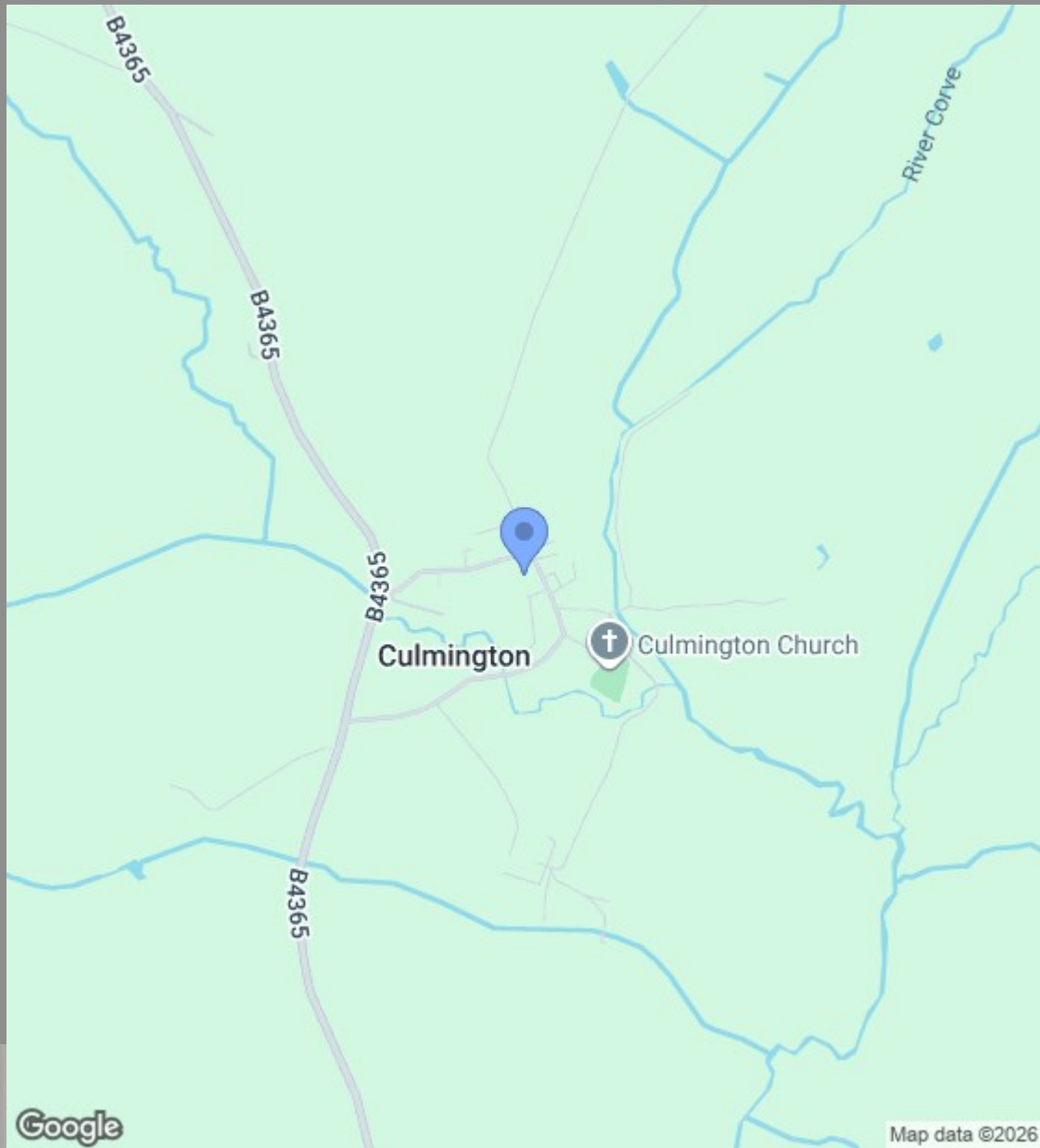
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Maple Shippy 200.





Directions

Please use the what3words to locate the property using reference [///voting.floating.bystander](https://www.what3words.com/votingfloatingbystander) this will take you to the driveway of the property.









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