



MARK WIGGIN  
ESTATE AGENTS



Culmington House  
Culmington, Shropshire, SY8 2DB



# A picturesque Grade II listed country house with a cottage, exceptional outbuildings and extending to 4.54 acres of beautiful walled gardens.

◆  
Ludlow 5 miles, Shrewsbury 22 miles  
◆

Entrance hall | Drawing room | Dining room | Kitchen/breakfast room | Pantry | Utility room | Study | Sitting room | Store room | Cloakroom | Eight double bedrooms (Three en-suite)  
Five bathrooms in total | Extensive attic rooms | Landscaped walled gardens | Kitchen garden | Tennis court | Paddock | Brook | Outbuildings  
The Wain House: One bedroom cottage | EPC: Culmington House - Exempt. The Wain House - D

## The Property

Culmington House is a remarkably beautiful country house situated in a rural village just 5 miles North of Ludlow in the Shropshire Hills Area of Outstanding Natural Beauty. Dating back to the early 18th century, the property boasts a wealth of character and period features throughout. The property is situated within around 4.54 acres of private and idyllic landscaped gardens and grounds with a paddock and a beautiful meandering brook. There are extensive outbuildings providing a wide range of possibilities including potential conversion (subject to the necessary consents). The Wain House is a superb one-bedroom cottage ideal for holiday letting, multi-generational living and much more.

The property is approached through private gates leading to a long sweeping driveway. Upon entering the property, there is a large original studded wooden door leading to the wonderfully spacious entrance hall, with beautiful original flagstones, exceptional staircase and a Clearview wood burning stove. The ground floor is comprised of the drawing room, the dining room, sitting room, study, kitchen/breakfast room and utility room. The reception rooms offer some truly beautiful period features including original wide oak floorboards, unique windows and much more. They offer superb proportions and ceiling heights and are wonderfully light throughout being double aspect and enjoying views of the glorious gardens. The dining room has a Clearview wood burning stove and the sitting room and study both have beautiful open fireplaces.

The kitchen/breakfast room has delightful quarry tiles and is fully fitted with integrated units and appliances including a traditional four-oven AGA and a Belfast sink. There is a useful utility room and pantry adjacent providing ample storage. Accessed through a door, the cellar is particularly spacious.

On the first floor, there are six large double bedrooms, two of which benefit from en-suite bathrooms. There are two further family bathrooms. All of the bathrooms have wonderful free-standing roll-top bath tubs. On the second floor, there are two further bedrooms and a bathroom. There is exceptional storage space which could be converted into further rooms if required.











## Outside

The walled gardens at Culmington House extend to around 4.54 acres in total and are truly picturesque. They offer real privacy and tranquillity throughout. The gardens and grounds are wonderfully landscaped and are mainly laid to lawn with some exceptionally well-stocked herbaceous borders and shrubbery throughout with manicured hedging. There are many mature trees interspersed within the grounds. The vendor has recently created a superb kitchen garden with raised beds and much more. There are glorious Victorian greenhouses with climbing plants. A wonderful terrace area provides a beautiful spot to enjoy the gardens and is perfect for seasonal al-fresco dining and entertaining. There is a beautiful meandering brook running throughout the grounds that has two wooden bridges over it and leads to a paddock that is stock-proof and the tennis court. There is ample parking to the rear of the property.

## Situation

Culmington House is situated within the rural village of Culmington, just 5 miles North of Ludlow and in the heart of the Shropshire Hills Area of Outstanding Natural Beauty. The village is surrounded by beautiful rolling Shropshire countryside and has an 11th century church. The vibrant market town of Ludlow offers all of the day-to-day amenities including supermarkets, shops, pubs, restaurants and much more. There is a train station in Ludlow and the A49 can be reached at a short distance away. Shrewsbury and Hereford both offer a wider shopping experience.

Schooling in the area is very good with primary and secondary schooling in nearby Ludlow and Craven Arms. For the private sector, Moor Park, Bedstone College and Shrewsbury School are all a good distance away.

The surrounding countryside provides the idyllic setting for many walking opportunities and activities. Ludlow Racecourse and Golf Course are a short distance away.







## The Wain House

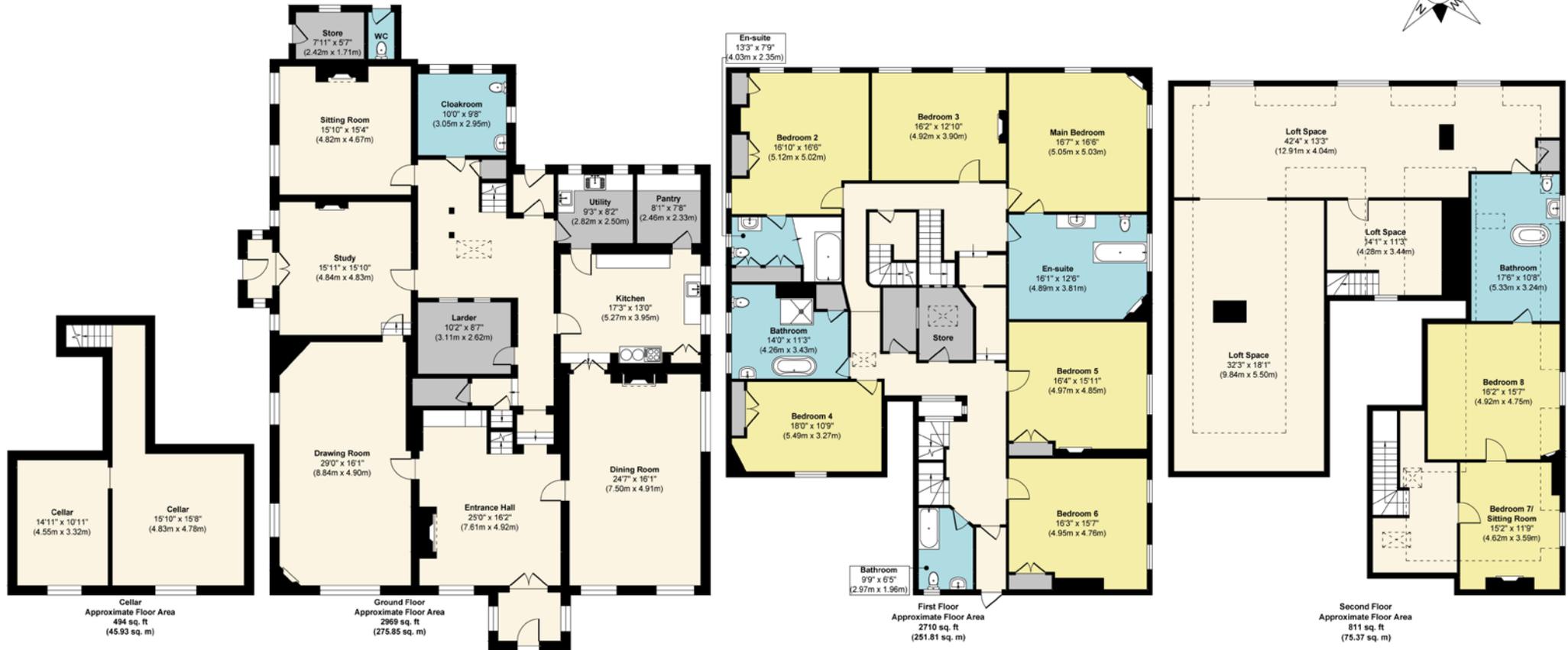
The Wain House is a superb one-bedroom cottage that the vendors have created. It is comprised of an open plan sitting/ dining room, a kitchenette, a bedroom and a bathroom. An idyllic cottage which can be used for a wide range of possibilities including holiday letting, multi-generational living and much more.

## Outbuildings

There are an exceptional and extensive range of outbuildings at Culmington House. Mainly of brick construction, there are numerous stables providing tremendous storage and workshop space. In a similar way as The Wain House, these outbuildings could be converted into further accommodation (subject to the necessary consents). There are some wonderful features in the outbuildings including beautiful beams, original quarry tiles and much more.



# Culmington House, Culmington, Shropshire, SY8 2DB



**Approx. Gross Internal Floor Area**  
 Cellar = 494 sq. ft / 45.93 sq. m  
 Main House = 6490 sq. ft / 603.03 sq. m  
 Loft = 811 sq. ft / 75.37 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.  
 ©William Benton-Fife Photographer. Unauthorised reproduction prohibited.

# Culmington House, Culmington, Shropshire, SY8 2DB



**The Wain House & Stables Ground Floor**  
 Approximate Floor Area  
 765 sq. ft  
 (71.14 sq. m)

**The Wain House & Stables First Floor**  
 Approximate Floor Area  
 440 sq. ft  
 (40.92 sq. m)

**Outbuilding**  
 Approximate Floor Area  
 401 sq. ft  
 (37.28 sq. m)

## Approx. Gross Internal Floor Area

**Garage = 57 sq. ft / 51.81 sq. m**

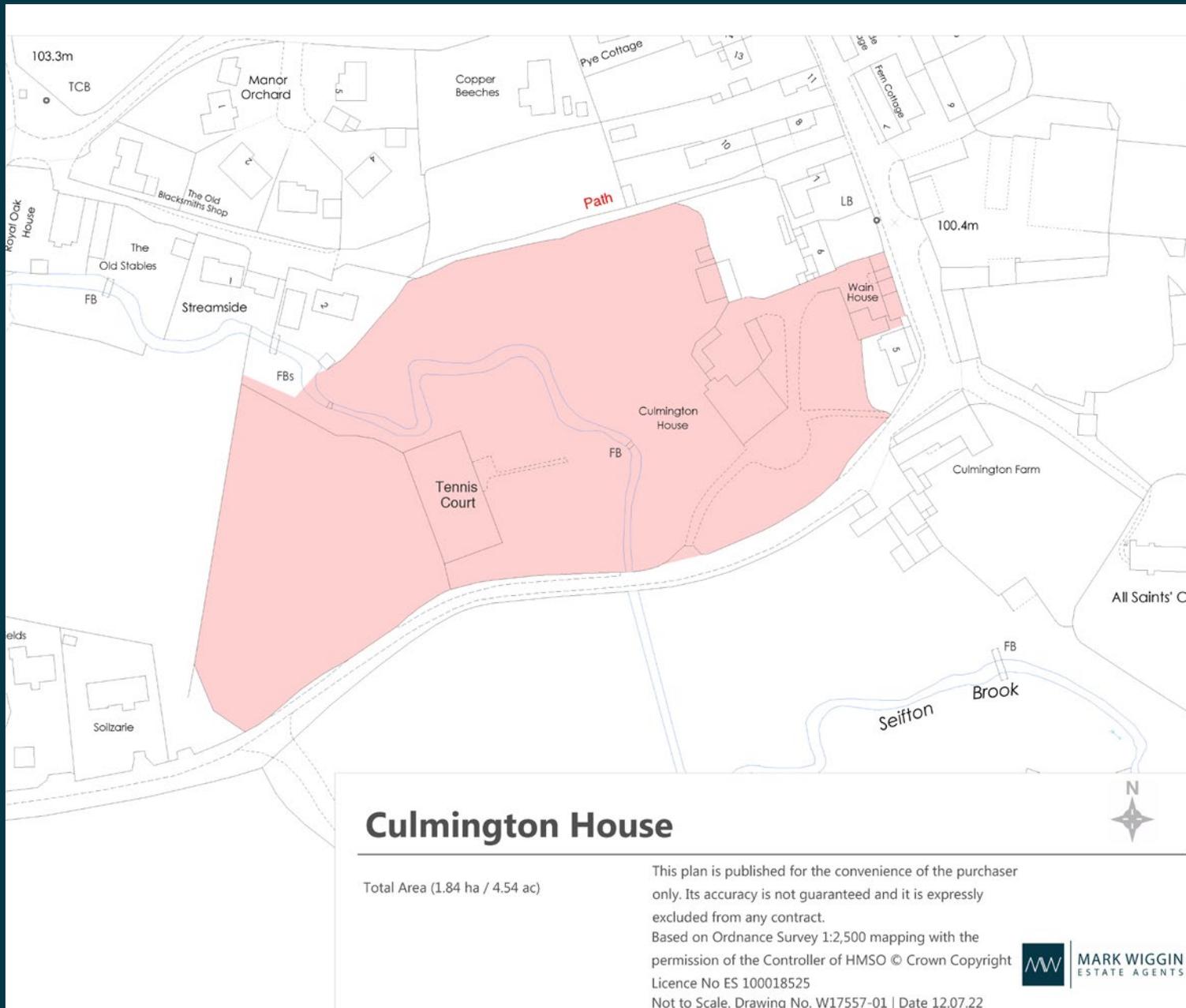
**The Wain House & Stables Ground Floor = 1205 sq. ft / 112.06 sq. m**

**Outbuilding = 515 sq. ft / 47.88 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.

©William Benton-Fife Photographer. Unauthorised reproduction prohibited.



## Culmington House

Total Area (1.84 ha / 4.54 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright  
Licence No ES 100018525

Not to Scale. Drawing No. W17557-01 | Date 12.07.22



MARK WIGGIN  
ESTATE AGENTS

**Directions:** From Ludlow, head north on the A49 for about a mile and turn right signposted for Ludlow Racecourse. Continue on the road for about 3 miles and as you enter the village of Culmington take the first right-hand turning. Continue along here for a short distance and find the property on your left hand side indicated by its name plaque.

What3words - ///adding.quoted.always

**Local Authority:** Shropshire Council.

**Services:** Mains water and electricity. Private drainage. Oil fired central heating.

**Council Tax:** TBC

**Wayleaves, easements and rights of way:** The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

**Viewings:** Strictly by appointment via Mark Wiggin Estate Agents.



MARK WIGGIN  
ESTATE AGENTS

50 Bull Ring, Ludlow, SY8 1AB  
01584 817977  
ludlow@markwiggin.co.uk  
www.markwiggin.co.uk

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. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated July 2022. Photographs dated July 2022. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX