



**Riddings Firs,
Newcastle, Clun, Craven Arms, SY7 8QT**

01588 638755

FOR SALE

FOR SALE BY PRIVATE TREATY— Guide Price £575,000

**Ludlow (26 miles), Newtown (10 miles)
Shrewsbury (32 miles)**
(All distances approximate)

GENERAL REMARKS

If you are looking for 'La Dolce Vita', Riddings Firs will surely be the answer to your dreams. This amazing property has a location 'to die for' with fantastic, panoramic views over what is a particularly unspoilt area of outstanding natural beauty on the South Shropshire borders. It occupies a secluded but not isolated position, on what was the old drovers route from Wales to Bishops Castle and is thought to be where many a shepherd stopped on their way for an ale or two, back in the day. It is certainly just as peaceful now as it was back then and enjoys access to miles of bridleways and footpaths with Kerry Forest, the Cantlin Stone and nature reserve of Rhos Fiddle (a site of special, scientific interest), literally a stones throw away, perfect for walkers and cyclists alike.

Nature lovers will also be enthused by the wildlife which thrives in the area, including curlews, snipe, kites and buzzards and even the occasional deer, as well as the more domesticated cattle and sheep which graze the rolling hillsides.

Whilst Riddings Firs is situated in an area virtually unaffected by light pollution, with views as far as the eye can see, the requirements for modern living are still catered for, with excellent line of sight broadband and communications to the large towns of Ludlow and Newtown within a reasonable car journey, giving access to the national railway network.



THE HOUSE

The good news continues with the house itself which dates back at least to the 1820's and which has been the object of a long term loving refurbishment project by the current owners, who have painstakingly restored and enhanced many of the original features, including the exposed wall and ceiling timbers and feature stone walls.

To this they have added a sympathetic two storey extension which takes full advantage of the Southerly view from one of the four bedrooms and which is framed by its impressive oak wood structure. The traditional enclosed storm porch gives access to the two reception rooms with their stone fireplaces, both inset with wood burning stoves, and having painted stone or lime plaster walls and slate tile and timber floors.

The farmhouse style kitchen remains the hub of the home, with space to accommodate a large breakfast table and features a stone fireplace with bread oven, an electric/gas cooking range and even to the timber rafters, an original pig hoist. Rooflights allow the light to flood into the space with the complementary utility, boot room and separate WC lying adjacent.

The four double bedrooms include the aforementioned master with stunning views together with a Suite Bedroom which has a shower/WC, sitting room, kitchenette and even its separate access to the roadside gable steps.

An original stone floored cellar with original salting table completes the internal living quarters, with separate Integral Garage/Workshop and serviced Studio ready for first time use.

The rooms are nicely proportioned and presented in a characterful style, providing cosy accommodation when warmed in the winter and which remains cool in the hot summers.





THE GROUNDS

The final brushstroke which makes this property a masterpiece, is the outside space which is extensive, standing in over half an acre. As luck would have it, one of the owners is also an award winning professional garden designer, which is self evident from even a cursory inspection. Great care has been taken to provide different sections and styles of garden, which demonstrate consummate flair and creativity.

There is a proliferation of good, strong plants, flowers and shrubs throughout with several mature trees and a wildflower area.

There is a formal lawned section adjacent to the gravelled terrace to the front of the house and a timber pergola forming a verandah, offering breath taking southerly views. A copper Beech hedge marks the flow into a working area with polytunnels, useful shed, vegetable beds and small orchard with fruit bearing trees and bushes. This leads up to a calming gravel and Thyme landscaped section with box hedging and an intricate concentric slate pattern to its heart. There is a separate private, gravelled yard to the rear, providing further off road parking.

Throughout the outside spaces are several quiet seating areas, ideal for immersing oneself in the tranquillity and serenity of the natural surroundings or alternatively, for al fresco dining experience with friends and family, complete with a purpose built pizza oven.

SERVICES

Mains electricity, private drainage and water. Double glazing, oil central heating, wood burning stoves. Excellent satellite broadband with 20 megabyte download and 10 megabyte upload.

NOTE: None of the services or installations have been tested by the Agents.



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DIRECTIONS

From Clun proceed on the B4368 through the village of Newcastle and continue on this road towards the Anchor for about 4 miles. Turn right at The Wheals House crossroads signposted Crossways and The Riddings. Follow this road for one mile turning left at the junction and the property is first on the left.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone 01588 638755.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

Halls¹⁸⁴⁵

01588 638755

Bishops Castle office:
33b Church Street, Bishops Castle, SY9 5AD

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