McCartneys
Since 1874

We're **Your Property Experts...**

# Broadfields, Burford, Shropshire WR15 8HH

## Offers in the region of £895,000

7 5 4 D







McCartneys
Since 1874

It is a privilege to bring Broadfields, this beautiful period home to the open market. This grand residence dates back to the 17th century, with a magnificent Edwardian frontage. Sitting in its grounds of approx. 1.6 acres, down a sweeping drive, this substantial home offers extensive charm, original features and great versatility for the modern growing family. Conveniently located for the historic market towns of Ludlow, Hereford, and Worcester, whilst situated in the picturesque Teme valley and bordered by the Ledwyche Brook. Internally, in brief, the accommodation comprises Ground Floor: Reception Hall, Newly Fitted Bespoke Kitchen, Four Reception Rooms, Dining Room, Utility Room, Cloakroom, Ground Floor Ensuite Bedroom. First Floor: Six Bedrooms, Two Bathrooms, and a Linen Room. Adjacent to the property is a timber framed triple garage with a large hobby room above including a shower room, plus an additional garage, workshop, storeroom, and summer house. Broadfields offers an incredible opportunity and must be viewed to fully appreciate the setting and versatility of this country home. NO UPWARD CHAIN.



The property comprises the following accommodation (measurements are provided for identification only):

**Step Inside...**

**Entrance Porch** - With original Minton tiled floor.

**Reception Hall** - A fantastic entrance which greatly compliments the architecture of this beautiful home. With original Minton tiled floor. Part oak panelled walls.



**Sitting Room** - With a slightly more contemporary feel. Feature decorative beams. Ceiling architrave. Log burner.



**Brand New Dining Kitchen** - A newly fitted bespoke dining kitchen with brand new fixtures and fittings, comprising a matching range of bespoke shaker style wall and base units of cupboards and drawers. Quartz work surfaces. Double Belfast sink with mixer tap. Tiled floor. Integrated appliances to include BOSCH dishwasher, BOSCH fridge and freezer. Oil fired & electric Aga.





**Utility Room** - Plumbing for washing machine. Space for tumble dryer. Tiled floor.

**Dining Room** - With feature decorative beams. Two Store Cupboards. Feature brick bakers oven. Tiled floor. Floor to ceiling heights windows



**Snug** - With feature decorative beams. Log burner. Tiled floor.



**Study** – Tiled floor. Door to outside



**Drawing Room** - Oak panelled walls. Inglenook fireplace. Feature decorative beams. Tiled floor



**Ground Floor Bedroom One** - Feature decorative beams. Tiled floor.

**En Suite Shower Room** - Fitted with a white suite of shower. Low flush WC. Pedestal wash hand basin. Heated towel rail. Part wall tiled.





McCartneys
Since 1874

From the Reception Hall a wide shallow staircase with oak turned balustrading leads to the

**First Floor Galleried Landing** - Sky light

**Bedroom Two** - A beautiful room with oak panelled walls. Victorian cast iron fireplace.

**Bedroom Three** - Feature decorative beams. Walk-in-wardrobe

**Bedroom Four** - Feature decorative beams

**Bedroom Five** - Feature decorative beams. Built-in wardrobes.

**Linen Room** - Airing Cupboard

**Bathroom** - Fitted with a white suite of panelled spa-style bath. Shower. Low flush WC. Pedestal wash hand basin with tiled splash-back. Heated towel rail. Extractor fan.

**Bedroom Six** - Including a Safe Room to store valuables

**Bedroom Seven** - Built-in wardrobes.

**Bathroom** - Fitted with a white suite comprising roll top bath. Shower. Pedestal wash hand basin. Low flush WC. Bidet. Heated towel rail. Part wall tiled. Store Cupboard











**Step Outside...** - Broadfields is approached via a private driveway, attractively set off the road and which branches both onto the forecourt and to the rear Courtyard Buildings



The frontage of Broadfields is simply beautiful - imposing but welcoming, and with a great degree of privacy.

The level gardens are mainly laid to lawn, although could be a paradise for the keen gardener, with a plot of approx. 1.6 acres.



**The Outbuildings** - A great range of Outbuildings to include:

**Oak timber framed Triple Garage** - A very attractive building indeed which really does compliment the main residence. Ideal for storage such as for vintage cars, etc but also offering potential for residential conversion (subject to the required planning consents).

A staircase leads to the First Floor which includes a generous sized room (potential for an office, living space, etc) and with a Shower Room which includes a white suite of shower, low flush WC and pedestal wash hand basin. With windows and heating

**Two brick Workshops (Garage) with adjoining Store**

**Garden Summer House**

**Anti-Money Laundering** - AML checks will be undertaken for successful buyers and there is a fee of £30.00 plus vat per person payable.

**Mobile & Broadband** - Please refer to http://checker.ofcom.org.uk

**Restrictive Covenants** - None that we are aware of

**SERVICES:** We are informed that the property is connected to mains electricity and water. Private drainage

**HEATING:** Oil fired central heating and log burners

**NOTE:** The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

The sellers inform us that the rear of the property flooded back in 2007. Since then a flood wall has been built along with local flood defences being in place. This has not occurred since 2007.

**COUNCIL TAX:** Band F

**TENURE:** We are informed that the property is of freehold Tenure.

**DIRECTIONS:** From Ludlow travel South on the A49 turning left onto the A456 Tenbury road. After approx. one mile Broadfields can be located on the right-hand side, beside the county signage.

**VIEWING:** By appointment through selling agents – McCartneys LLP: 01584 872153

**Opening Hours:** Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

**Details Last Updated:** Friday, 30 October 2026

**NOTICE** Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

**Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.**

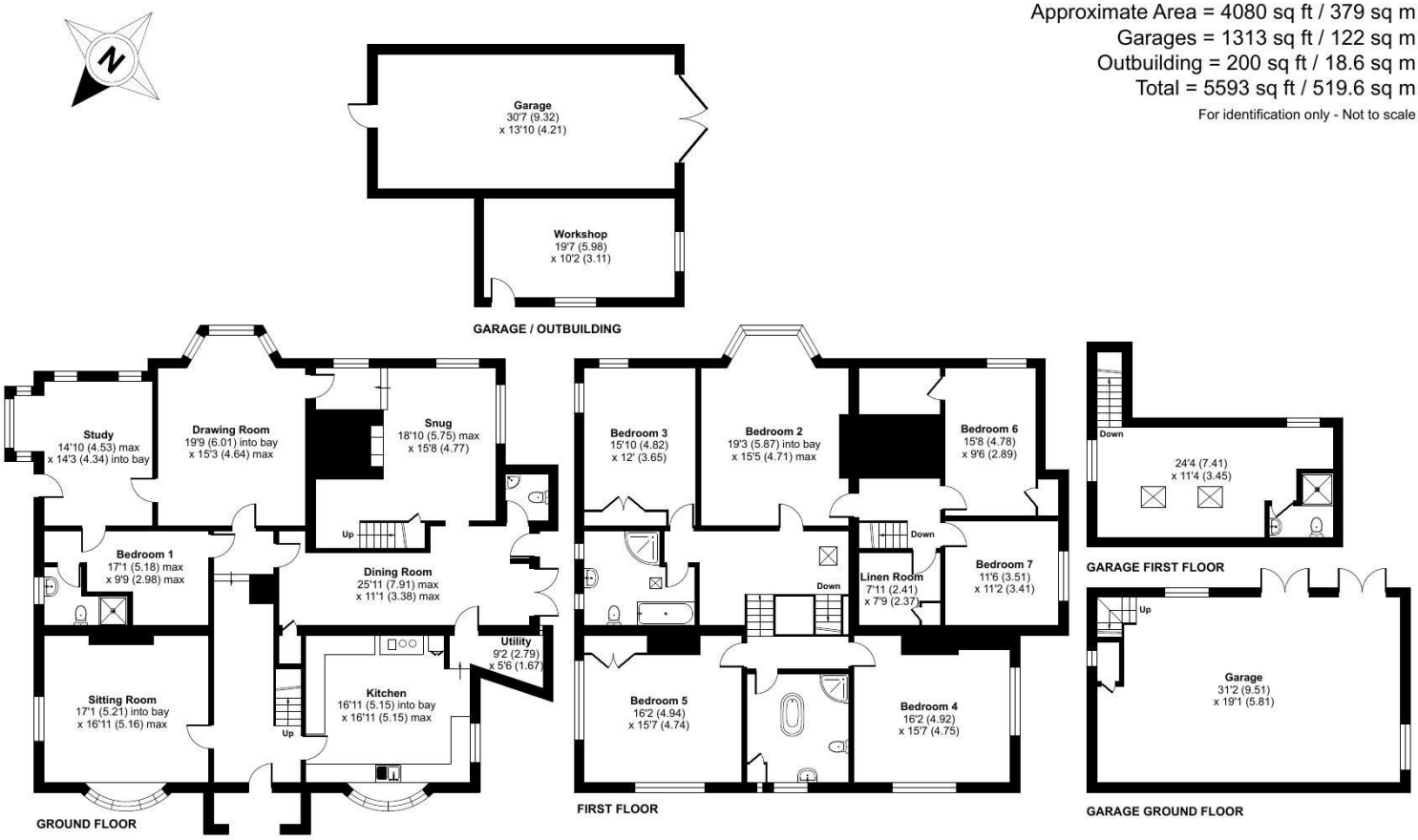
MCCARTNEYS LLP
REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4BH. Tel: 01584 872251.
REGISTERED NO: OC310186



McCartneys
Since 1874

# Broadfields, Burford, WR15

Approximate Area = 4080 sq ft / 379 sq m
Garages = 1313 sq ft / 122 sq m
Outbuilding = 200 sq ft / 18.6 sq m
Total = 5593 sq ft / 519.6 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for McCartneys. REF: 1529473

