

# Holters

Local Agent, National Exposure

**5 Steeple Mews, Pepper Lane, Ludlow, SY8 1YW**

**Offers in the region of £325,000**



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## 5 Steeple Mews, Pepper Lane, Ludlow, SY8 1YW

Imagine living in a beautifully presented newly built home, located in the heart of the historic town centre. Picture yourself strolling through Ludlow's bustling market or medieval Castle. Envisage yourself walking along the river, admiring the wildlife, before stopping in at one of Ludlow's many fine public houses or restaurants. Take in the culture at the vibrant and varied festivals held all year round. Be part of a community which is proud of it's history and excited about it's future. We're offering you more than just a house, we're offering you a home with a lifestyle, the Ludlow lifestyle. A beautiful home, in a wonderful town, full of the friendliest and most welcoming people you could wish to meet, what could be better?



## Key Features

- A Beautifully Presented Home Built in 2018
- Private, Dedicated and Secure Underground Parking
- Set Across 3 Floors
- Stylish and Well Appointed Kitchen Diner
- Generous Lounge
- 3 Bedrooms
- Family Bathrooms
- Detached Low Maintenance Garden
- Sought After Town Centre Location
- Structural Warranty Provided
- Available With No Upward Chain

## The Property

Located in the heart of the beautiful and historic town of Ludlow you will find 5 Steeple Mews, a beautifully presented, recently built home. Ideally situated to take advantage of all that Ludlow has to offer, a short walk in any direction will take you to a place of interest. It could be something as functional as the 24 hour garage or maybe the supermarket, if you prefer to shop locally you could stop in at one of the many butchers or bakers, head across one of the majestic bridges for beautiful walks through the countryside, or go a little further up the road to the leisure centre to make use of the spa, gymnasium or swimming pool. Whatever you need, you'll be sure to find close by. It maybe worth noting if you commute that the A49 can be easily accessed and the property is approximately 1/4 of a mile from Ludlow train station. 5 Steeple Mews itself is part of a gated community completed in 2018 by a well respected local developer and as such benefits from a structural warranty which will be provided to the lucky new owner.

As you may know, parking is somewhat of a rare commodity in Ludlow, with its medieval streets being far better suited to horse and cart than horsepower of a different kind, so you will be pleased to hear that there is private parking available. Approached from Pepper Lane where a modest exterior hides these beautiful, luxurious properties, the development has a secure underground carpark, which is a rather ingenious solution to Ludlow's limited parking. The entrance door beckons you inside to an open hallway where you can leave your shoes, hang your jacket and use the W.C. The first room on the tour is the kitchen diner which instantly gives you the 'wow factor' with tiled flooring, shaker style units, marble worktop and integrated appliances.

The stairs rise to the first floor landing where oak doors give access to the the living room which has a 'wow factor' of its own, elegant and stylish, this is sure to be a favourite spot to relax and unwind. Also on the floor is one of the three bedrooms. There is also a storage cupboard on the first floor.

On the second floor are the two remaining bedrooms with the master having a built-in wardrobe, while last but not certainly not least is the tastefully bathroom, complete with a panelled bath with shower over, wash basin and W.C.

Outside, the property has a detached low maintenance garden which makes it a perfect 'lock up and leave' if you spend a lot of time away from home. Or if you just enjoy sitting outside in the sunshine without being a slave to the lawn and hedges then crack open a nice bottle and sit back and relax.

## The Town

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe and Green Fair there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

## Tenure

The property is leasehold but the 10 home owners each will own a tenth of the freehold. The lease is 999 years running from 2018. The annual maintenance charge is currently set at £650 and includes buildings insurance.

## Council Tax

Shropshire Council - Band C.

## Services and Heating

We are informed the property is connected to all mains services and has the benefit of gas fired central heating.

## Broadband

Enquiries via British Telecom indicates the property has an estimated broadband speed of up to 900MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

## Nearest Towns/Cities

Leominster - 12 miles

Tenbury Wells - 10.5 miles

Church Stretton - 16.5 miles

Hereford - 24 miles

Kidderminster - 23 miles

Shrewsbury - 28 miles

## Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

## Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.





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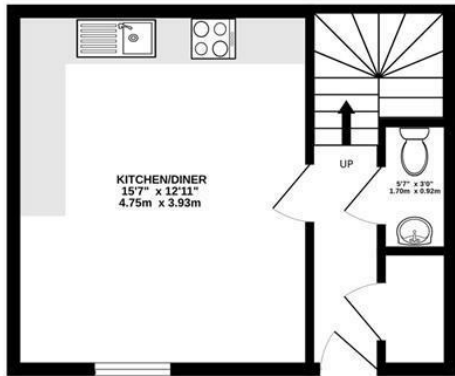


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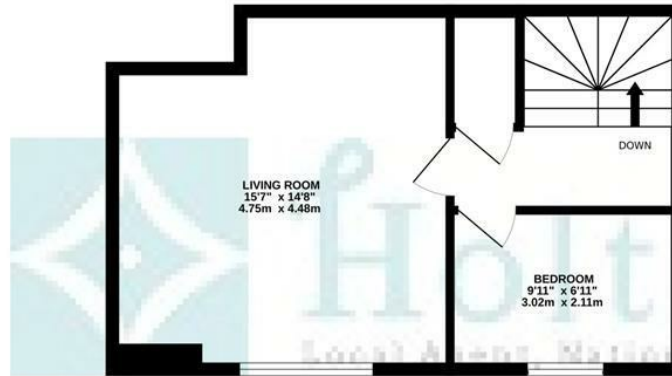
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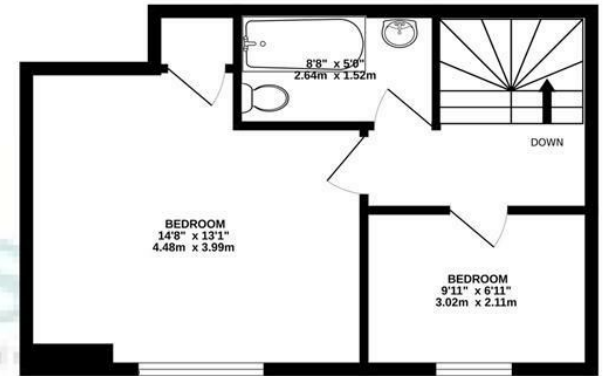
GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



2ND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



5 STEEPLE MEWS, PEPPER LANE, LUDLOW

TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	