



**31 Hayton View, Ludlow, SY8 2NU**

**Asking price £285,000**



**Holters**  
Local Agent, National Exposure

## 31 Hayton View, Ludlow, SY8 2NU

A spacious family home with stunning, countryside views! This semi-detached house offers no upward chain, 4 bedrooms and 2 reception rooms and is positioned on a sizeable corner plot at the head of a popular cul-de-sac.

### Key Features

- Semi-Detached House
- 4 Bedrooms
- 2 Reception Rooms
- In Need of Modernisation
- Corner Plot Position
- Stunning Views to Front & Rear
- Good-Sized Gardens
- Driveway Providing Off Road Parking
- Available with No Upward Chain
- Popular End of Cul-De-Sac Location

### The Property

Introducing No.31 Hayton View which is a spacious semi-detached house situated on a corner plot position at the head of a popular residential cul-de-sac, just north of historic Ludlow town centre.

Available to purchase with no upward chain, 31 Hayton View has been occupied by the sole owners since its original construction in 1968. Lovingly maintained, the property now requires modernisation within certain areas and offers 4 bedrooms, 2 reception room and 1 bathroom. Owing to its corner position, the house has a sizeable garden, a driveway providing off road parking for a number of vehicles and stunning, panoramic views to both the front and rear of the property.

Inside, the accommodation spans

across 2 floors and is made up on the ground floor of an entrance hall with stairs rising off to the first floor, a lounge/diner with feature fireplace/wood-burning stove, kitchen and a further reception room, which could be used for a variety of purposes. Upstairs, a landing area gives way to the bathroom and all 4 bedrooms, which includes 3 doubles and a single sized room. The beautiful views beyond neighbouring rooftops can be enjoyed from all 4 bedrooms. In addition, the property benefits part UPVC double glazed windows, extra loft insulation and a 'Valliant' combination boiler installed in December 2021.

Outside, there is a largely gravelled frontage and a driveway allowing off road parking for at least 3 vehicles, with potential to create more if required. The good-sized side/rear gardens are largely laid to lawn, along with flowered beds, well-defined fenced boundaries, a useful garden shed, log store and a greenhouse. The garden allows the opportunity to follow the sun throughout the day and poses as a pleasant area to relax within the warmer months of the year.

### 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, Green Fair and the Medieval Christmas Fayre 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

We are informed the property is of freehold tenure.



### Council Tax

Shropshire Council - Band C.

### Services

We are informed the property is connected to all mains services.

### Heating

The property has the benefit of gas fired central heating.

### Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 28MB. Interested parties are advised to make their own enquiries.

### Nearest Towns/Cities

Tenbury Wells - 10.5 miles

Leominster - 12 miles

Church Stretton - 16.5 miles

Hereford - 24 miles

Kidderminster - 23 miles

Shrewsbury - 29 miles

### What3words

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### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

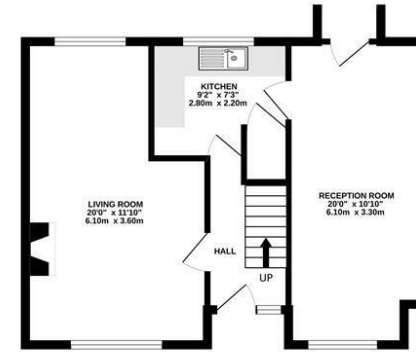
### Wayleaves, Easements and Rights of Way

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.

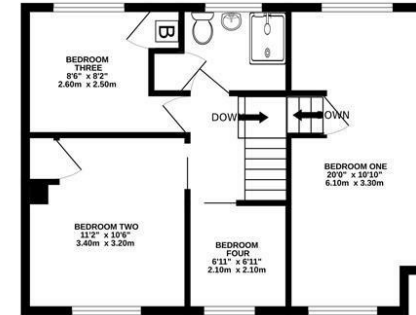
### Consumer Protection

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 vendor 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.

GROUND FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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