



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

Offers in the region of £315,000

## 2 Hayton View, Ludlow, SY8 2NU

IS THIS ONE THE NICEST GARDENS IN LUDLOW? Available with no upward chain and on a sizeable corner plot position, this beautifully presented property offers 4 bedrooms, 2 bathrooms, off road parking, stunning views and a south-west facing landscaped garden.

### Key features

- Modern Family Home
- Sizeable Corner Plot Position
- 4 Bedrooms (3 Doubles & 1 Single)
- 2 Bathrooms Inc. En-Suite to Master
- Beautifully Presented Accommodation
- Landscaped, South-West Facing Rear Garden
- Panoramic Countryside Views
- Available with No Upward Chain
- Private Driveway with Parking for 2 Vehicles
- Integral Garage/Store
- Popular Location, Approx. 1 Mile from Town Centre

### The Property

Introducing No.2 Hayton View, which is a beautifully presented, semi-detached house, situated on a sizeable corner plot within world-renowned Ludlow, which is surrounded by glorious Shropshire countryside and near to the Welsh/English border. This delightful property is positioned towards the edge of Ludlow in a popular residential location, approximately 1 mile from the historic town centre with its many independently owned facilities, whilst closer to home useful amenities such as shops, a primary school, petrol station and a supermarket can be found.

Originally built circa 1968 and available to purchase with no upward chain, 2 Hayton View has been modernised and lovingly maintained by the current owners over recent years. Refurbishment works include the installation of gas fired central heating via a 'Worcester' combi boiler, an electrical re-wire, new kitchen, utility and bathroom suites, new external doors and an electric garage door, the addition of a front driveway with EV charger

point and a fully landscaped rear garden, all just to mention select few.

No.2 Hayton View offers 4 bedrooms, 2 reception rooms including an open-plan kitchen diner, and 2 bathrooms, which includes a private en-suite to the master. Owing to its corner plot position, the property benefits from, what we believe to be, the largest garden on the cul-de-sac, which also happens to be south-west facing, along with a front driveway providing off road parking for a couple of vehicles and an integral garage/store. If not already enough, the house also enjoys far-reaching, panoramic, countryside views towards Haytons Bent (hence the name), Fishmore and Clee Hill. The property also offers plenty of opportunity to extend to either the rear or side, subject to all necessary permissions.

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 and an understair cupboard, a living room, a dining area with French doors opening out to the rear garden, a kitchen, complete with integrated appliances and a ceramic sink and the useful utility, which doubles up as an extension of the kitchen and has separate doors leading off into the downstairs W.C, the integral garage/store and out to the rear garden. Upstairs, a landing area gives way to the modern bathroom and all 4 bedrooms, which includes 3 doubles and a single-sized room. In addition, the master bedroom boasts a private en-suite shower room. The beautiful views beyond neighbouring rooftops can be enjoyed from all 4 bedrooms.

Outside, there is a gravelled frontage allowing off road parking for a couple of vehicles, an electric roller door into the garage/store and an EV charger point. A gate allows access into the private side/rear garden, which has been fully landscaped within recent years and is worthy of particular note. To the side of the property is a good-sized storage shed and a gravelled area, while directly at back of the house is a large, south-west facing patio area, which poses as the perfect spot to relax or entertain on within the warmer months of the year. From the patio, steps rise to a further, slightly elevated, gravelled area where there are 3 raised beds, while the other half of the garden is a level lawn. This private garden has well-defined fenced and hedged boundaries, planted borders, outside hot and cold water taps, outside power points and lighting. The distant countryside views can also be enjoyed from the rear garden.

### 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 and Ludlow Fringe, so 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.

#### Services

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

#### Heating

The property has the benefit of gas fired central heating.

#### Tenure

We are informed the property is of freehold tenure.

#### Council Tax

Shropshire Council - Band C.

#### Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

#### 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  
Telford - 29 miles

#### What3words

clinked.improvise.takeovers

#### Agents Note\*

This property is owned by an employee of Holters Estate Agents.

#### Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

#### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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.

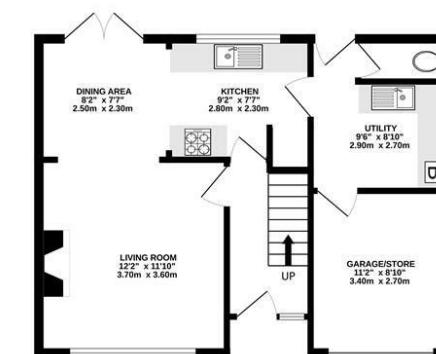
#### Wayleaves, Easements and Rights of Way

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.

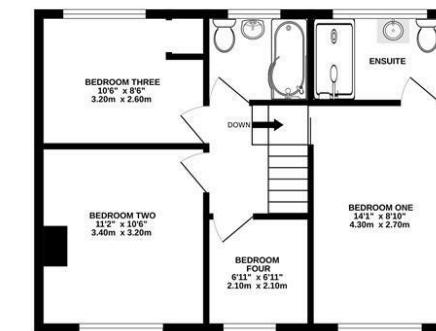
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GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.8 sq.m.) approx.  
Whilst every effort 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 operation or efficiency can be given.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	76
EU Directive 2002/91/EC		



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Local Agent, National Exposure



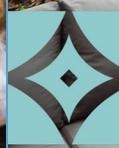
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