



The Holt, Burway Lane, Ludlow, SY8 1DT

Offers in the region of £750,000



Holters
Local Agent, National Exposure

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A detached, executive home, found on Burway Lane, which is one of Ludlow's most sought-after locations. This spacious, well presented property offers 4 double bedrooms, 3 reception rooms, a double garage, south-west facing gardens and views of Ludlow Castle.

Key Features

- A Detached, Executive Home
- One of Ludlow's Most Sought After Addresses
- 4 Double Bedrooms & 3 Reception Rooms
- Recently Furbished Kitchen/Diner
- Spacious & Well Presented Accommodation
- Attached Double Garage
- Gated Driveway Providing Ample Parking
- Sizeable, South-West Facing Gardens
- Distant Views of Ludlow Castle
- Neighbouring Cricket Club/Field
- Approx. 0.5 Miles From the Town Centre

The Property

Introducing The Holt, which is an executive-style, detached house situated on Burway Lane, which is one of Ludlow's most desirable locations, approximately 0.5 miles from the historic town centre and 400 yards from the High School and Leisure Centre. Burway Lane is incredibly sought-after owing to its convenient position to shops, supermarkets, the railway station, schools, bars and restaurants, while also providing the sense that you are living in a quiet village environment with lots of open space, greenery, views and surrounded by

countryside and fields. Offering the best of both town and country living, there is a good reason properties here rarely become available for sale.

This unique home was originally built in 1984 and has been upgraded and lovingly maintained by the present owner occupiers, who have proudly called The Holt "home" for the past 34 years. This expansive property offers 4 double bedrooms, 2 bathrooms and 3 reception rooms and enjoys open frontward views across the neighbouring cricket field as well as distant rear views to Ludlow Castle. In addition, the property has a gated driveway providing ample off road parking, an attached double garage and sizeable, south-west facing encompassing gardens.

Inside, the accommodation spans across 2 storeys and is made up on the ground floor of a spacious entrance hall with stairs rising off to the first floor, a W.C, study/home office, living room complete with a feature wood-burning stove and the recently refurbished (2024), high-spec, open-plan kitchen/diner which leads into the useful utility room and subsequent double garage. Double/Sliding doors from both the dining area and living room open to the rear garden, while a further door in the utility also leads outside. Upstairs, a light and airy gallery landing gives way to an airing cupboard, the main bathroom and all 4 double bedrooms, which have built-in

wardrobes and enjoy distant views towards the castle. The master bedroom benefits a private, relatively new en-suite shower room. The house is also installed with UPVC double glazed windows. Accessed from the main bathroom is a useful eve storage area, while the loft also provides plenty of storage space. A part conversion of the garage area could offer the possibility of multi-generational living, subject to all necessary permissions.

Outside, a gated tarmaced front drive provides off road parking for a number of vehicles and leads to the attached double garage. The side and rear gardens are largely lawned and have well-defined fenced and hedged boundaries, planted borders, variety of mature shrubs and trees and a useful garden shed. At the back of the house, a south-west facing paved patio area poses as a splendid place to relax or entertain within the warmer months of the year and offers direct access back into the kitchen/diner and living room.

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.

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 G.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 500MB. 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

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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 -
Holders 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 Holders 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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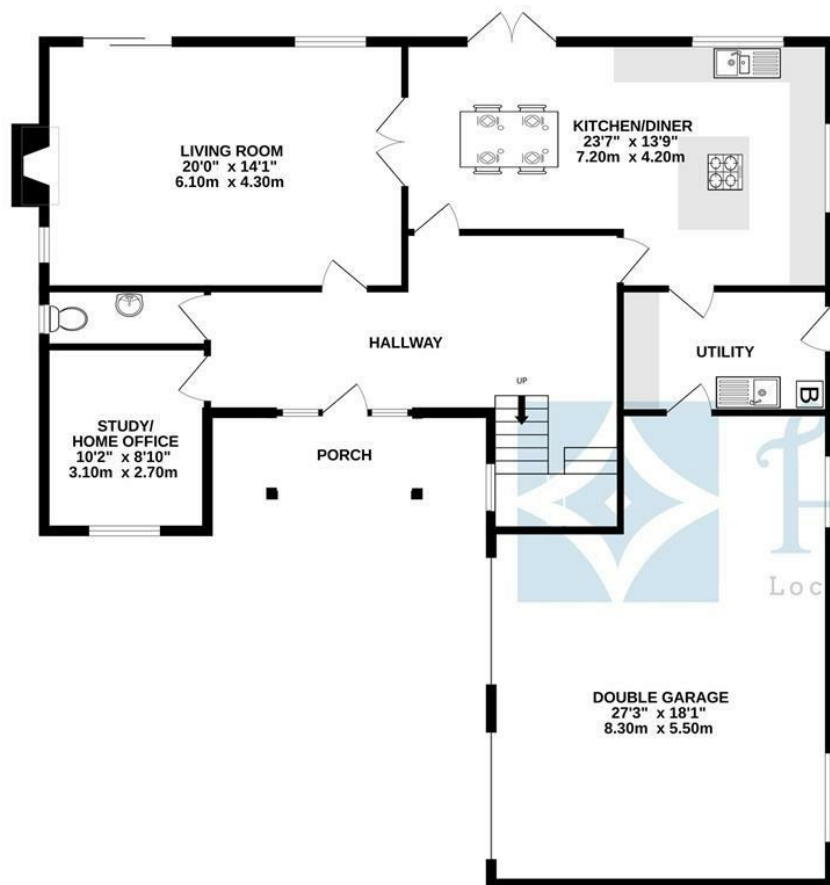
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GROUND FLOOR
1496 sq.ft. (139.0 sq.m.) approx.



1ST FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 2508 sq.ft. (233.0 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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