



FOR SALE

Offers In The Region Of £475,000

2 Mill Street, Castle Square, Ludlow, SY8 1AX

An impressive and substantial Grade II listed period property currently split into 4 apartments offering the potential to be a wonderful family home, an investment opportunity or live/work set up.





- Expansive accommodation
- Rear courtyard gardens
- Flexible accommodation
- Potential for conversion to a multiple of different options
- Superb location
- Charm and character throughout

DIRECTIONS

From the high street proceed past the Market Square and turn left down Mill Street. The property can be found on the left hand side.

SITUATION

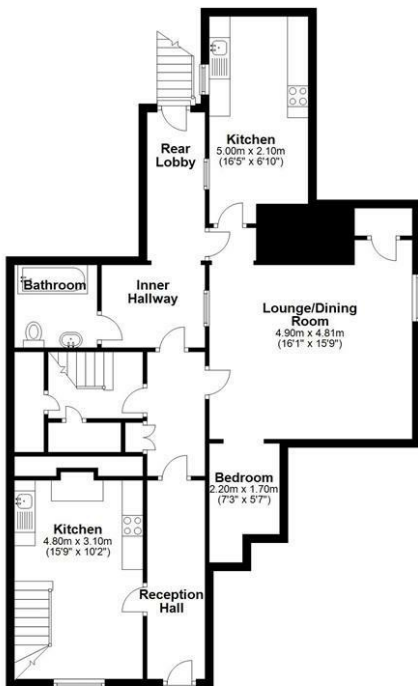
The market town of Ludlow has an abundance of independent shops and eateries, plus hosts nationally acclaimed food festivals, which ensures a bright and vibrant local community. Ludlow is rich in history and period architecture with a large volume of listed dwellings, including the famous Feathers Hotel which has recently been refurbished. Ludlow also is known for its practical amenities including supermarkets, train station, leisure centre, doctor's surgeries and a local produce weekly market. There are some highly rated restaurants within easy reach, and a good selection of cafés, bistros, and Inns. The property is situated on one of Ludlow's most prestigious streets, Mill Street. Adjacent to Broad Street, Mill Street boasts a wealth of Georgian architecture and is just a stone's throw from the vibrant Market Square of Ludlow. The train station in Ludlow is around half a mile away. Just further afield, Hereford and Shrewsbury both offer further amenities. The A49 connects to the wider motorway network. For schooling, there are primary and secondary schooling in Ludlow. For the private sector, Moor Park, Bedstone College and Hereford Cathedral are all notable schools within easy reach.



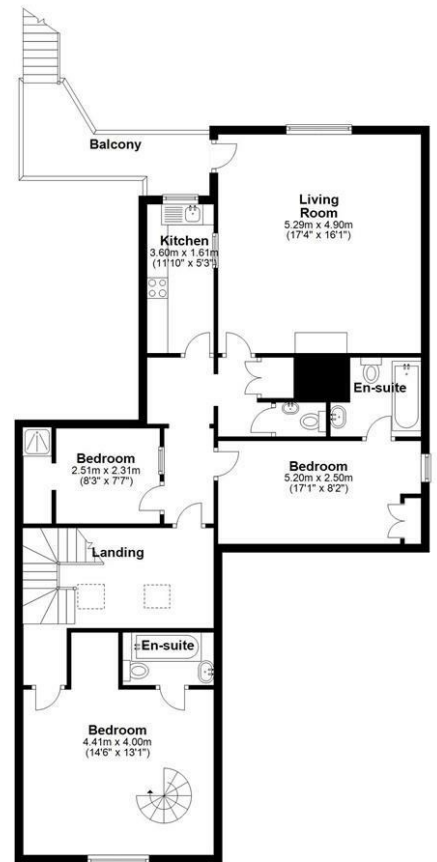
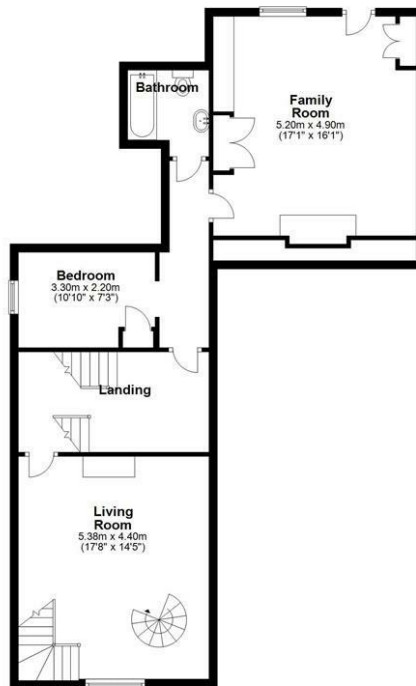
Second Floor
Approx. 108.3 sq. metres (1143.8 sq. feet)



Ground Floor
Approx. 95.1 sq. metres (1023.5 sq. feet)



First Floor
Approx. 81.8 sq. metres (880.2 sq. feet)



Total area: approx. 283.1 sq. metres (3047.5 sq. feet)
2 mill street

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception Room/s



5 Bedroom/s



4 Bath/Shower Room/s



DESCRIPTION

This stunning period home has extensive accommodation set out of three floors and has surprisingly large yet very private and secluded garden at the rear. Currently the property is separated into three holiday units and the front part of the house is a recently updated 3 storey 1 bedroom apartment. The property could be utilised for a variety of purposes because of the versatility and flexibility of the accommodation. The house is entered from popular Mill Street behind iron railings and a small courtyard garden. There is an incredible amount of flexibility on what could be created whether it becomes part commercial/part residential, a single dwelling, multiple dwellings or an investment opportunity.

ACCOMMODATION

GROUND FLOOR

On the ground floor is a studio suite with living area, bedroom area, bathroom and a well equipped kitchenette/utility room, there is also access to the rear garden. There is also the entrance to the three storey 1 bedroom apartment with kitchen/breakfast room on the ground floor, sitting room on the first floor and bedroom with ensuite on the second floor.

FIRST FLOOR

The first floor accommodation leads straight out on to the garden, and consists of a spacious and light living room, separate bedroom and bathroom.

SECOND FLOOR

On the second floor is a two bedroomed self contained apartment with a spacious sitting/dining room which has a vaulted ceiling exposing the original cruck beams. There is a well equipped kitchen and two bedrooms, one with ensuite facilities and the other with ensuite shower. There is also a separate toilet outside the living room. A door leads onto a lovely decked balcony with steps down to the garden level and barbecue area.

OUTSIDE

There is access to the rear garden from all levels and is currently divided into three sections.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

TENURE

Freehold. We believe that the property is subject to a flying freehold over the neighbours' kitchen. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com

DECLARATION

I CONFIRM THAT I HAVE CHECKED ALL THE DETAILS IN THESE PARTICULARS AND THEY ARE CORRECT IN ALL RESPECTS

SIGNED

DATE



FOR SALE

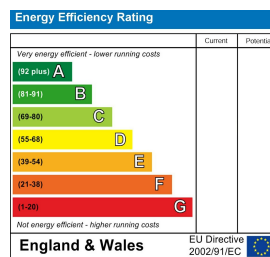
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales
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