



HIGHFIELDS  
Ludlow SY8 1HG





**Highfields  
Sandpits Road  
Ludlow  
SY8 1HG**

In a popular and well-established location, just half a mile from the town centre, a handsome detached family house with off-road parking, garage and gardens.

**Guide Price £575,000**



#### **Situation and description**

The historic market town of Ludlow lies on the Welsh Marches and has a bustling community with a large array of shops and services as well as restaurants, regular food and drink markets, cafes, historic buildings, and access to some of the area's most beautiful countryside.

Highfields itself lies approximately half a mile from the town centre in an established residential area with a number of amenities close at hand, including a primary school and shop. The house is deceptively spacious and offers comfortable living accommodation throughout which comprises a range of features such as attractive stained-glass windows, fielded panel doors, ceiling cornicing, mosaic tiles, and much more. In recent years the property has been improved and updated by the current owner with the inclusion of a practical kitchen, with plenty of workspace, as well as an Aga and good size utility.

On arrival a canopy porch and front door leads to a small entrance lobby with mosaic tiled floor and door into the sitting room which has a secondary glazed bay window to the front, window to the side, attractive Art Nouveau style oak and tiled fireplace, fitted bookshelves and picture rail. The main reception hall also has a mosaic and quarry tiled floor with access to a useful cellar which measures 14' x 11'9". A separate living room provides a quieter space in which to read or work and again benefits from fitted bookshelves, and enjoys a dual aspect overlooking the gardens.

The kitchen / breakfast room is the main hub of the house and includes granite working surfaces, a range of fitted cupboards and drawers with inset sink, a large central workstation, built in fridge and freezer, as well as cooker space, plumbing for washing machine, glazed doors to the garden and a two oven Aga. A lovely dining room is ideal for entertaining and again has its own open fireplace and sliding patio doors to a covered sun terrace. The ground floor space is supported by a large side entrance hall/utility room with plenty of fitted cupboards, access to the outside, a very useful

shower room, and an internal door into the garage.

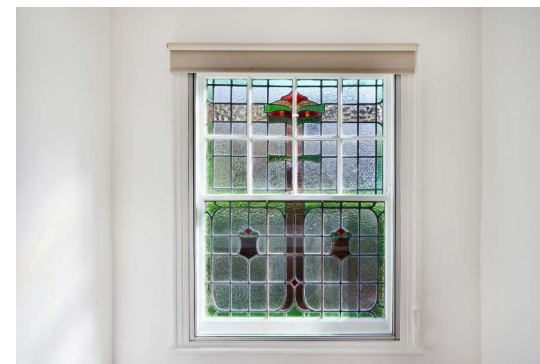
On the first floor there are four individual and good-sized bedrooms, one with an en-suite shower room. The remaining bedrooms are supported by a modern family bathroom and many of the rooms have distant views over Ludlow to open countryside beyond.

#### **Outside**

From Sandpits Road a private driveway provides extensive parking space and leads to a further parking and turning area at the rear. A large single garage has an automatic door to the front as well as power points and lighting. The gardens are well established and enclosed on all sides, with mature hedging and close boarded fencing. There are lawned areas edged in parts with mature trees, shrubs and herbaceous borders, as well as sun terraces, external power and lighting and a useful garden store. Overall plot size 0.25 ac.

#### **Services and Considerations**

Mains electricity, mains water, mains drainage and mains gas. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyers are advised to obtain verification from their Solicitor or Surveyor. Rights of Way—All prospective purchasers are advised to clarify matters relating to rights of way with their Solicitor. Council Tax Band: E = £2,729.96 p.a / EPC Band: Energy Rating TBC







Sitting room and separate living room







Kitchen/breakfast room the main hub of the house leading into a lovely dining room







Four good sized bedrooms

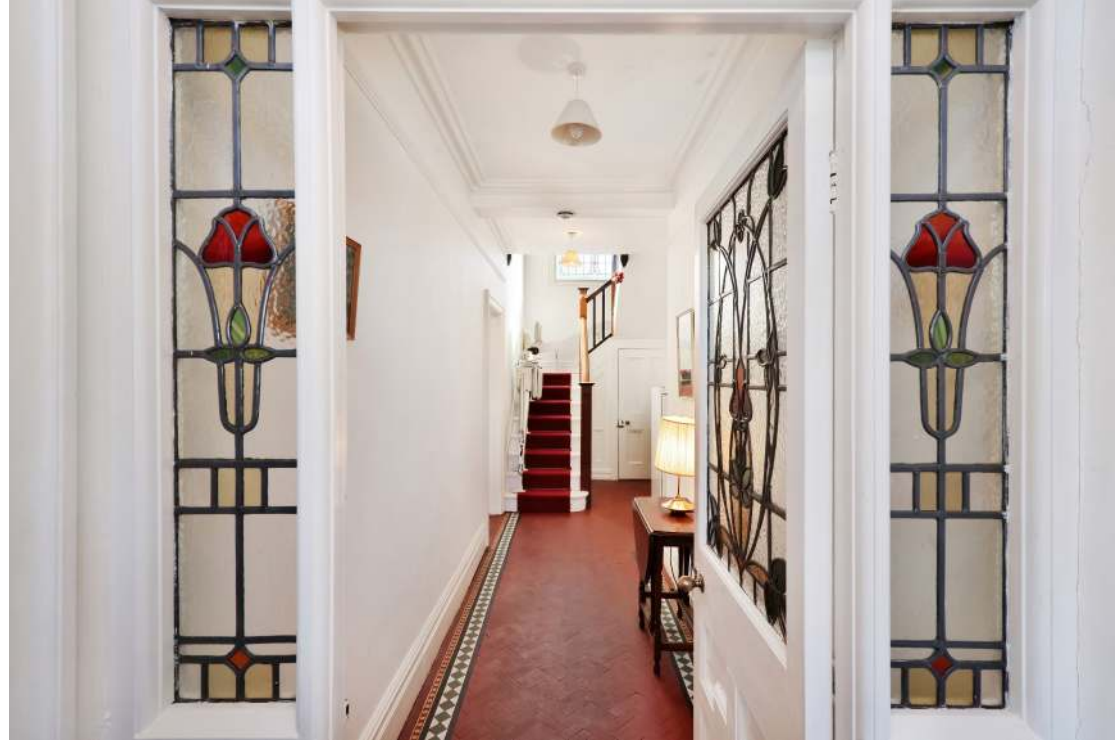




En suite shower room and modern family bathroom





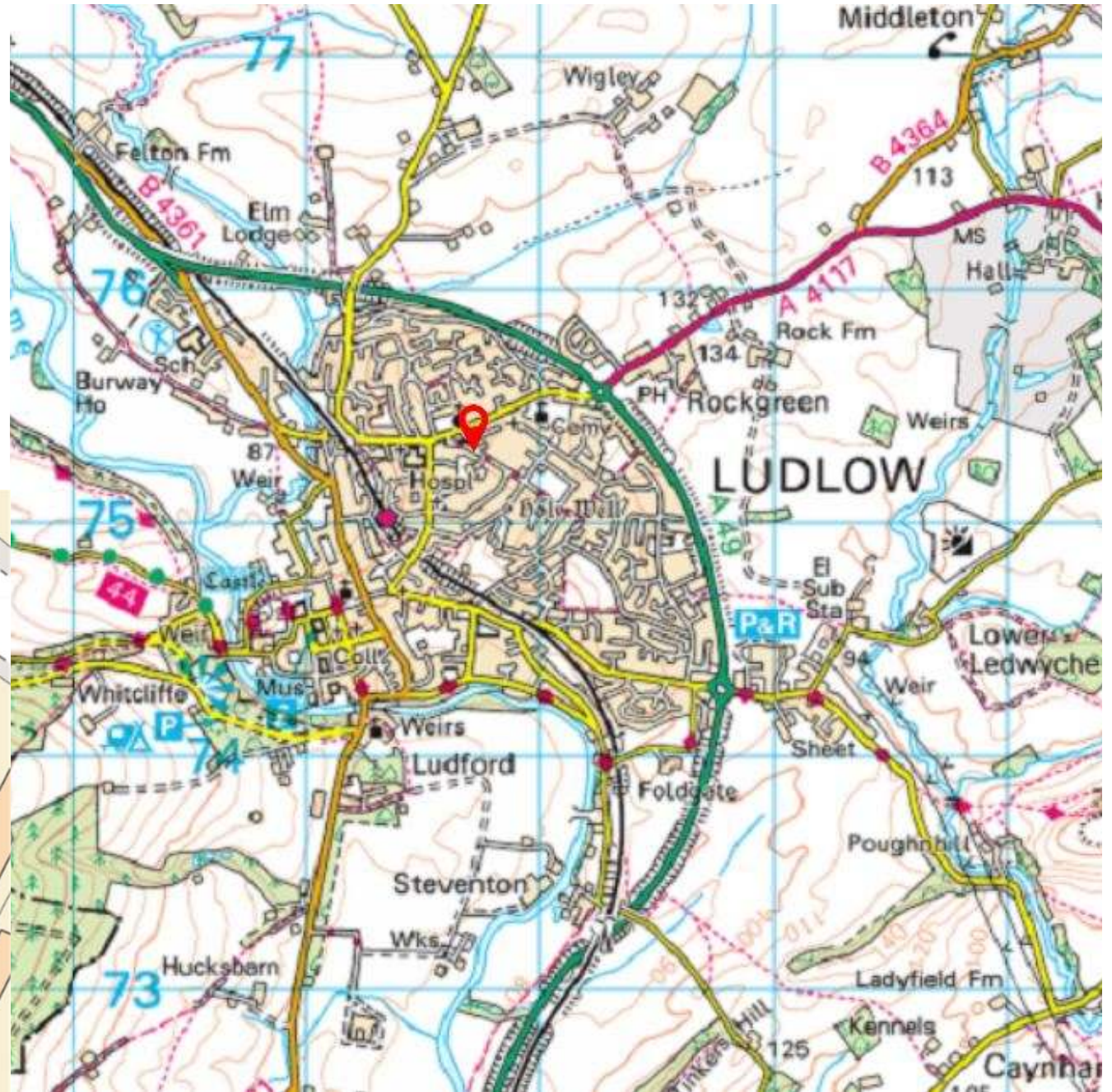




Directions [///coins.sectors.trickster](http://coins.sectors.trickster)

**Prospective purchasers:** Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

Lawned areas edged in parts with mature trees, shrubs and herbaceous borders

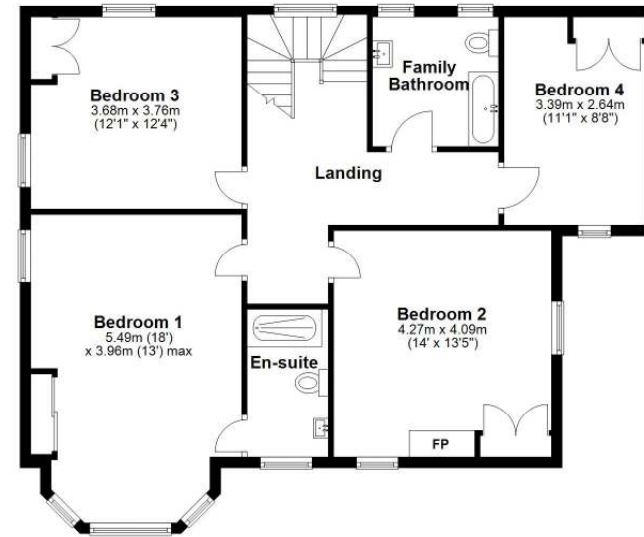




**Highfields - Ground Floor**  
Approx. 131.1 sq. metres (1411.5 sq. feet)



**First Floor**  
Approx. 84.8 sq. metres (913.2 sq. feet)



Total area: approx. 216.0 sq. metres (2324.7 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

# Brookes Bliss

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