



**Flower Cottage**  
Dinham Hall, Ludlow, Shropshire, SY8 1EJ



# A superb one-bedroom cottage sat within the grounds of the beautiful and historic Dinham Hall with private parking.

◆  
Market Square 200 metres, Train Station 0.6 miles, Shrewsbury 29 miles  
◆

Open plan kitchen/sitting room | One bedroom | En-suite shower room | A superb investment opportunity | Communal gardens | Balcony | One private parking space  
EPC: TBC

## The Property

A beautifully renovated cottage situated within the private grounds of the historic Dinham Hall.

Upon entering the cottage through a stable door, you are welcomed to a spacious open plan kitchen. The kitchen is fully fitted with modern new units and appliances including an AEG cooker with an electric hob, a built in extractor fan, an Indesit dishwasher and a fridge/freezer. There is built in cupboards providing storage.

On the first floor, there is a spacious double bedroom with a modern en-suite shower room. From the bedroom there is a door leading to the balcony.

The balcony is accessed from the bedroom and enjoys far reaching views towards Whitcliff and the Mortimer Forest. The property benefits from a communal garden space which is shared with Cottage Two. There is also one private parking space.

## Management Company

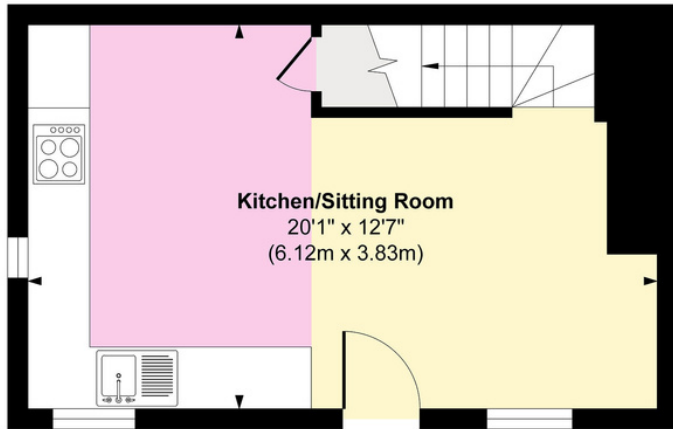
On the sale of the cottage, the purchaser will join a management company which will be responsible for looking after the communal areas. A service charge will be paid. Further details available from the agents.

## Situation

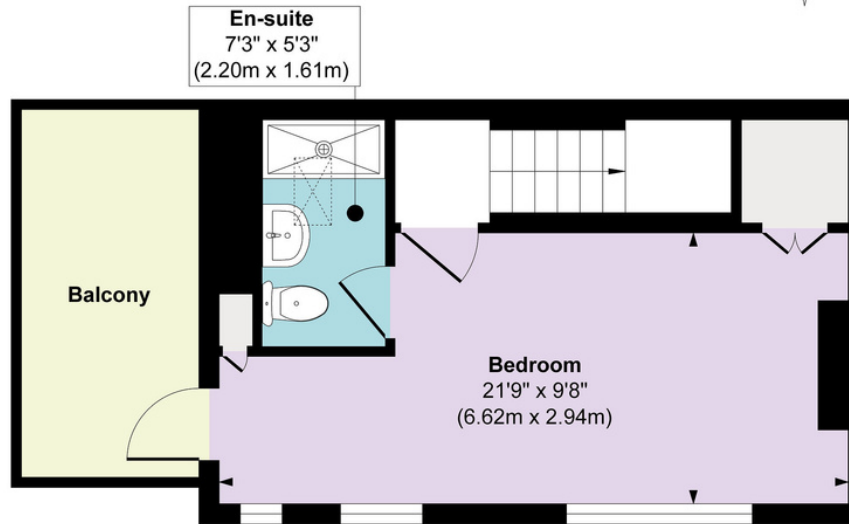
Dinham is one of the most sought after locations in Ludlow, given its proximity to the town centre being just a short level walk away, the castle and its gardens and the array of beautiful listed buildings that form the street. The River Teme, The Breadwalk and access to Whitcliff Common are just a short distance down the hill and the train station is just over half a mile by foot. Ludlow has a deserved reputation for its market, independent shops, cafes and restaurants with the County town of Shrewsbury just under 30 miles to the north and the Cathedral city of Hereford to the south providing a wider range of facilities.



## Cottage 1, Dinham Hall, Ludlow, SY8 2EJ



**Ground Floor**  
Approximate Floor Area  
245 sq. ft  
(22.82 sq. m)



**First Floor**  
Approximate Floor Area  
245 sq. ft  
(22.82 sq. m)

**Approx. Gross Internal Floor Area**  
Main House = 490 sq. ft / 45.64 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**Directions:** The property is situated within the grounds of Dinham Hall, which can be found indicated by our for sale board down Dinham.

**Local Authority:** Shropshire Council 0345 678 9000

**Services:** Mains electric and water. Electric central heating and under floor heating. Ultrafast broadband available 1000 mbps (reference Ofcom)

**Council Tax:** Band TBC.

**Tenure:** Freehold.

**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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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated January 2023. Photographs dated November 2022. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX