



SAMUEL WOOD

The Old Smithy Brand Lane, Ludlow, Shropshire, SY8 1NN

Offers Based On £495,000



The Old Smithy Brand Lane

Ludlow, Shropshire, SY8 INN



- Large 4 Bedroom and 3 Bathroom Detached House
- Stone's throw from Broad Street and Ludlow's Historic Core
- Off Road Parking and Easy Courtyard Gardens
- Central town location
- 2 Reception Rooms, good sized Kitchen / Breakfast Room
- B and B potential

This spacious detached town centre house is a stone's throw from Ludlow's historic town centre and unusually for a town centre property has off road parking and small courtyard. Spacious accommodation benefitting from double glazing and gas fired heating boasts 2 large Reception Rooms, Kitchen / Dining Room, Downstairs Cloakroom, First Floor Landing with 4 good sized Bedrooms, 2 of which have En-suite's and a House Bathroom. B & B Potential. EPC Rating - D



Front door with matching side windows opens into

Porch

With exposed floorboards, glazed door then leads into

Spacious Reception Hall

With exposed floorboards and under stairs storage cupboard.

Cloakroom

With small window to frontage and a suite in white of wc and wash hand basin.

Large Living Room 20'9" x 15'8" (6.34m x 4.80m)

With windows to both front and rear elevations and double opening doors out onto the front courtyard.

Dining Room 13'6" x 12'0" (4.14m x 3.67m)

With 2 windows to rear elevation.



Kitchen / Breakfast Room 15'8" x 11'9" (4.78m x 3.60m)

With window to frontage and door to rear elevation, ample room for large table and chairs. Fitted with a modern range of matching units with white fronts, wood effect work surfaces, tiled splash backs and single bowl, single drainer sink unit. There is an electric hob with extractor positioned above and electric double oven adjacent. Planned space for a dishwasher, room for a fridge and freezer and housed in a cupboard is the wall mounted gas fired boiler which heats domestic hot water and radiators.

Large First Floor Landing

With window to side, access to roof space, door into airing cupboard housing hot water cylinder and shelves.

Bedroom 1 19'0" x 15'8" (5.80m x 4.80m)

With 2 windows to frontage, original chimney breast with display area and opening though into

Large En-suite Bathroom

With exposed floorboards, suite in white of wc, pedestal wash hand basin with vanity cupboard and a free standing scroll edged bath with free standing taps.

Bedroom 2 15'7" x 11'9" (4.77m x 3.60m)

With window to frontage and an excellent range of fitted wardrobe cupboards, dressing table, bedside cabinets, eye level cupboards and wash hand basin with vanity cupboard.

En-suite Shower Room 2 6'9" x 3'0" (2.06m x 0.92m)

With window to frontage, tiled floor, suite in white of wc and shower cubicle with Creda shower fitted.

Bedroom 3 11'5" x 9'10" (3.50m x 3.00m)

With window to rear elevation.

Bedroom 4/Study 11'4" x 7'8" (3.46m x 2.36m)

With window to rear.

House Bathroom 7'8" x 7'7" (2.35m x 2.33m)

With window to frontage and a suite in white of wc, pedestal wash hand basin and scroll edged bath with central taps.

Outside

The property is approached through double opening gates and a personal gate into an enclosed courtyard which provides off road parking which is a rarity for Ludlow's town centre or of course a lovely courtyard garden. This has been bricked for ease of maintenance with borders and shrubs. There is a further doored pedestrian access off Brand Lane into a paved and gravelled area sitting to the rear side of the property and this in turn leads to a very narrow section sitting directly at the back of the house with a brick wall as a retaining boundary.





Services

Mains electricity, mains water, mains drainage, mains gas, gas fired heating to radiators, windows are double glazed with a mixture of wooden and plastic windows. Telephone to BT regulations.

Tenure

The property is Freehold

Local Authority

Shropshire Council

Council Tax Band

Band - E

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

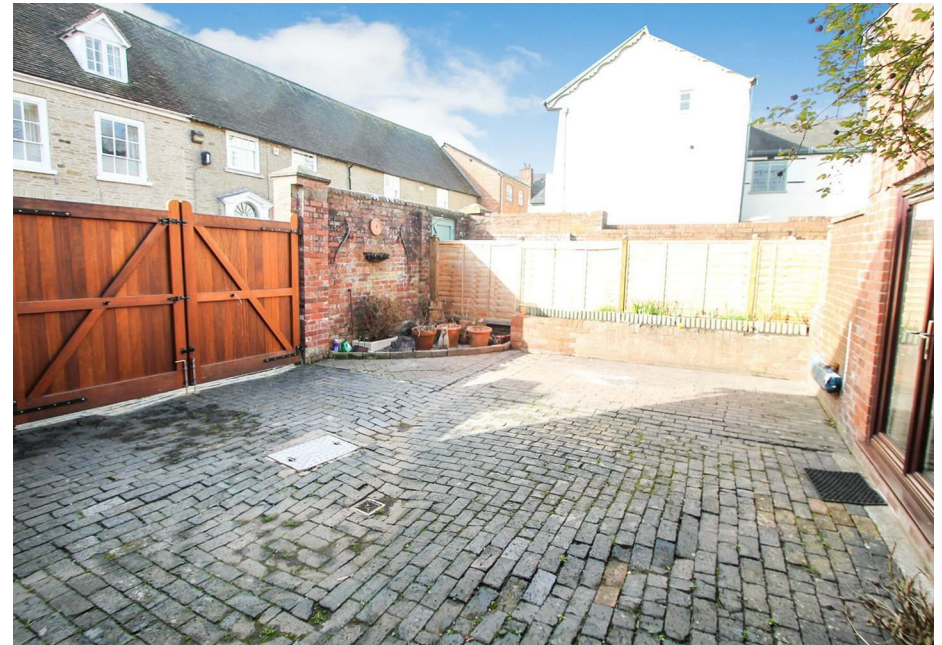
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquires please phone Andrew Cadwallader on 07974 015764

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



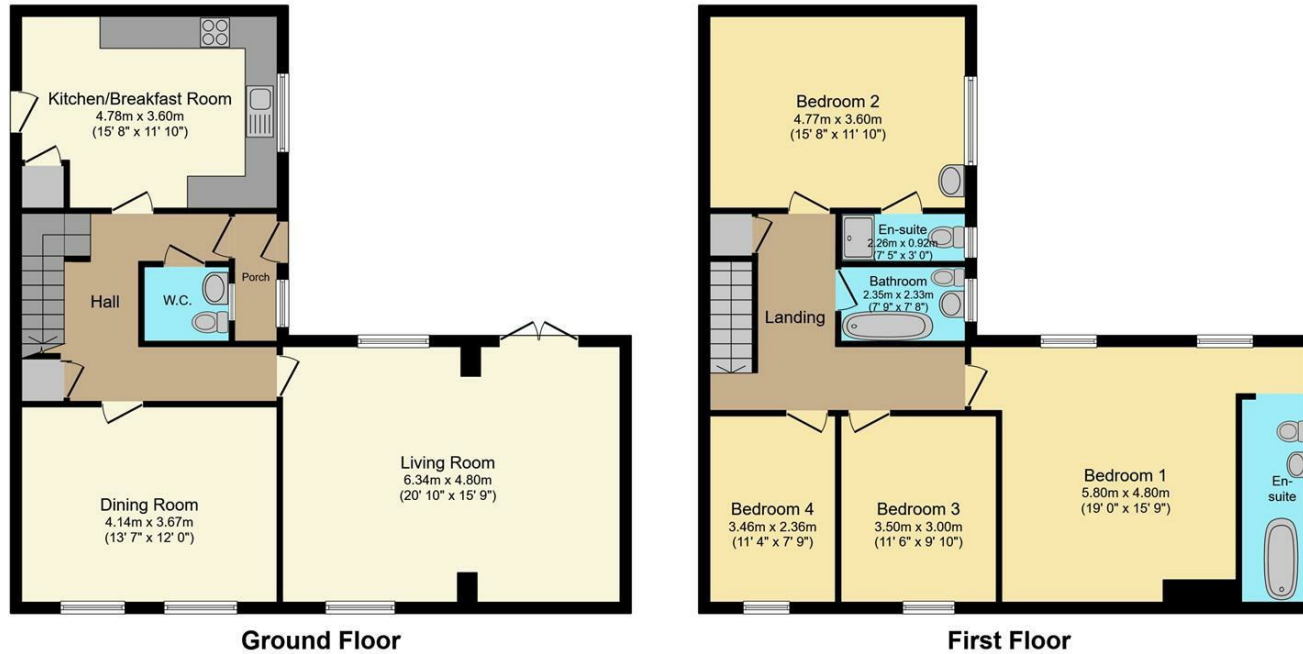
Directions







Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | ludlow@samuelwood.co.uk