



SAMUEL WOOD

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

Offers Over £400,000







# The Old Smithy Brand Lane

Ludlow, Shropshire, SY8 1NN



- Large 4 Bedroom and 3 Bathroom Detached House
- Central town location
- Stone's throw from Broad Street and Ludlow's Historic Core
- 2 Reception Rooms, good sized Kitchen / Breakfast Room
- Off Road Parking and Easy Courtyard Gardens
- 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. Approximate Broadband Speeds; Basic 17mbps, ultrafast 1800mbps. Flood Risk - Very Low.

### 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

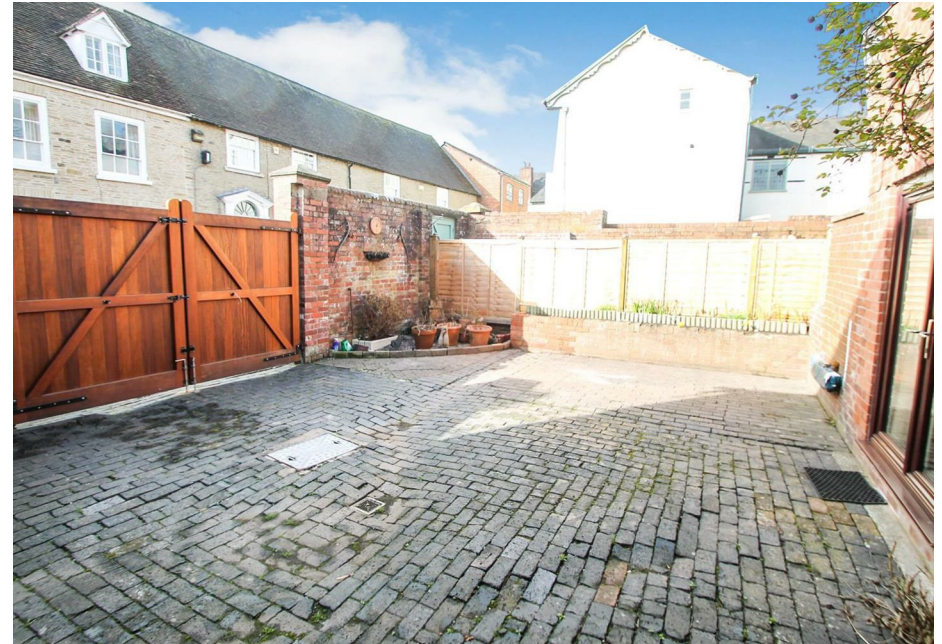
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### Directions



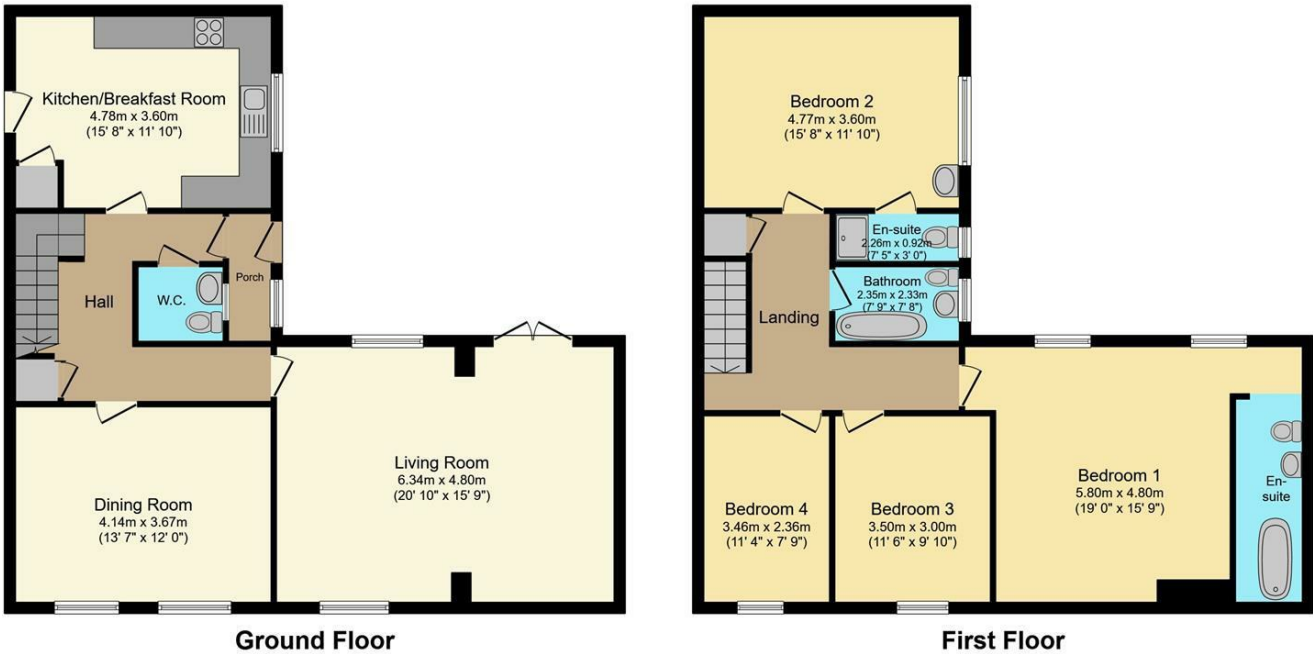








Floor Plans



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CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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