



SAMUEL WOOD

Highlands Livesey Road, Ludlow, Shropshire, SY8 1EZ

Asking Price £550,000



Highlands Livesey Road

Ludlow, Shropshire, SY8 1EZ



- 4 bedroom detached character property
- Plot extending to 1/5th of an acre
- Summer house and workshop
- Upvc double glazing and gas heating
- Popular location close to town
- Double garage, extensive parking
- Many period features
- Internal inspection advised

This attractive and extremely spacious detached character house sits in a non-estate location within a short walk of Ludlow's historic town centre. Outside the property sits on generous size plot of 1/5th of an acre to include excellent driveway parking, detached double garage, attractive and mature gardens to include summer house and large workshop. Accommodation with numerous features of the period benefitting from double glazing and gas fired heating includes: Entrance Porch, impressive Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen / Breakfast Room, Rear Lobby, Utility Room, Shower Room and Store, First Floor Landing with 4 Bedrooms and spacious Bathroom. EPC rating C



Livesey Road is a popular tree-lined street within a short walk of Ludlow's historic town centre which is renowned for its architecture, culture and festivals and offers a good range of shopping, recreation and educational facilities.

Front door opens into

Attractive enclosed Porch

with tiling to half height, stained glass windows and stained glass door opens into

Large Reception Hall

with window with stained glass to rear elevation and staircase rising to first floor, attractive period flooring and period doors leading off to

Living Room

with windows to front and front side and a feature fireplace with attractive surround, marble inset and flame effect gas fire fitted and a picture rail

Dining Room

with window to frontage, picture rail and a feature fireplace with wooden surround, marble style inset and flame effect gas fire

Conservatory

being of upvc construction with polycarbonate roof, double doors and views over the garden, ceiling fan fitted and tiled flooring

Kitchen / Breakfast Room

with bay window to rear elevation, smaller window to rear side, room for table and chairs. The kitchen is fitted with a matching range of units that include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs. Included in the sale is a Stones range cooker with extractor head above, there is also a Miele dishwasher.

Adjacent to the kitchen is a



Walk-in Pantry

with window to rear elevation and shelving

Rear Lobby

with opening into a useful storage cupboard with shelving and the Worcester wall mounted gas fired boiler is housed in here and heats domestic hot water and radiators

Shower Room

with window to rear side, tiled floor and suite in white of wc, wash hand basin and shower cubicle with Mira shower fitted

Utility Room

with door to rear and 2 windows to rear; tiled floor; space and plumbing for washing machine and room for further appliances

First Floor Landing

with window to rear elevation with stained glass, large airing cupboard housing the factory insulated hot water cylinder and shelves and access with drop down ladder into loft which is an exceptionally large space and offers potential for additional accommodation subject to the necessary consents. Period doors lead off to

Bedroom 1

with window to front side and window to frontage with a view across the rooftops, picture rail and period fireplace with wooden surround, tiled inset and basket grate

Bedroom 2

with window to frontage, picture rail and chimney breast

Bedroom 3

with window to front side

Bedroom 4

with window to rear elevation

Large Bathroom

with window to rear side, suite in white to include panelled bath with telephone style shower attachment, pedestal wash hand basin, bidet, wc and large shower cubicle with shower fitted and tiled splash backs

Outside:

The property is approached via a 5-bar gate onto a good sized gravelled driveway which provides excellent parking. There is a detached double garage with 2 up and over doors, window and personal door to side, light and power fitted and the controls for the solar panels are housed in here also. The roadside boundary has a picket style fence and an attractive flowering border. There is a selection of trees and shrubs, trellis work with climbing roses and a brick pathway leading to the front door. Personal gate under an archway leads to the rear of the property where gravelled pathways can be found and a circular paved seating area, good sized workshop with window to frontage, light and power fitted. Raised decked seating area with summer house and greenhouse and from here a lovely view over the main part of the garden can be enjoyed. This garden is laid to lawn with well established and mature beds with an array of colour and mature trees. In the garden there is an apple tree and cherry tree. At the bottom end of the garden there is a further paved area where a pond can be found together with high board fencing around the garden aiding privacy

Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are double glazed, the property also has the benefit of solar panels on the roof of the garage and these are owned by the property and were installed in 2015 and provide an income with a 20 year contract. Flood risk – very low. Broadband speeds – 16Mbps - 80Mbps

Local Authority:

Shropshire, tax band - E





Tenure:

The property is freehold

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 enquiries 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

Driving out of Ludlow along gravel turn left into Julian Avenue, continue along here and around the bend in road which takes you into Livesey Road. Highlands will then be found on the left hand side just after the tree in the centre of the road as indicated by the agents for sale sign.







Floor Plans



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CONTEMPORARY AGENCY • TRADITIONAL VALUES
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