



SAMUEL WOOD

7 Brand Lane, Ludlow, Shropshire, SY8 1NN

Asking Price £169,000



This attractive town centre 1 bedroom cottage sits right in the heart of Ludlow's historic town centre and a short walk from the square, shops and facilities. The property is full of character, well presented throughout benefiting from electric heating and a wood burner briefly to include: Entrance Hall, Living Room, Kitchen, First Floor Double Bedroom with vaulted ceiling, Large Shower Room. The current vendors run it as a successful holiday let for which could be continued or would make a lovely retirement/first time or second home. Viewing recommended. EPC - Exempt as Grade II Listed.



Brand Lane is just off Broad Street a short walk into Ludlow's town centre and castle square.

Front door opens into

### Reception Hall

With a part flag stone and oak floorboards, period door opens into

### Living Room

Having secondary glazed windows to frontage, exposed ceiling timber and feature brick fireplace sat on a flagstone hearth and a woodburning stove fitted and electric underfloor heating. There is a useful understairs storage.

### Kitchen

Having door and window to small courtyard, 2 further roof windows letting in scores of natural light and fitted with a stainless steel sink unit with built in 2 ring electric hob, integrated fridge, woodblock work surface and wall cupboard. Electric underfloor heating.

From the hallway staircase rises into the

### Double Bedroom

Full of character with a vaulted ceiling with exposed timber beams and features, further wall timbering, exposed brickwork, electric heater, secondary glazed window to front elevation and door into

### Shower Room

Having coalbrook dale window and roof window, exposed brick wall, timbered feature, modern suite in white that includes wc, wash hand basin with vanity cupboard, large shower cubicle with shower fitted and shelved alcove. Electric underfloor heating.

### Agents Notes

1. The property is currently run as a successful holiday let and could be purchased with the goodwill and fixtures and fittings if required. Details of income are available from the agents upon request.
2. There is a flying freehold on the property with the shower room on the first floor sitting over the neighbours ground floor accommodation.

### Services

Mains electricity, mains water, mains drainage, electric underfloor heating in living room, kitchen and shower room (Wifi controlled in Living Room). Woodburning stove in the Living Room. Windows are a mixture of single double and secondary glazing. Flood Risk is Very Low, Approximate Broadband Speeds Basic – 17 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV availability; BT & Sky. Parking; parking permits for on street parking are available to purchase from Shropshire Council for an annual fee; <https://next.shropshire.gov.uk/roads-travel-and-parking/parking/season-tickets-waivers-and-permits/residents-parking-permits/ludlow-residents-digital-parking-scheme/>

### Local Authority

Shropshire Council - Tax Band A

### Tenure

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](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

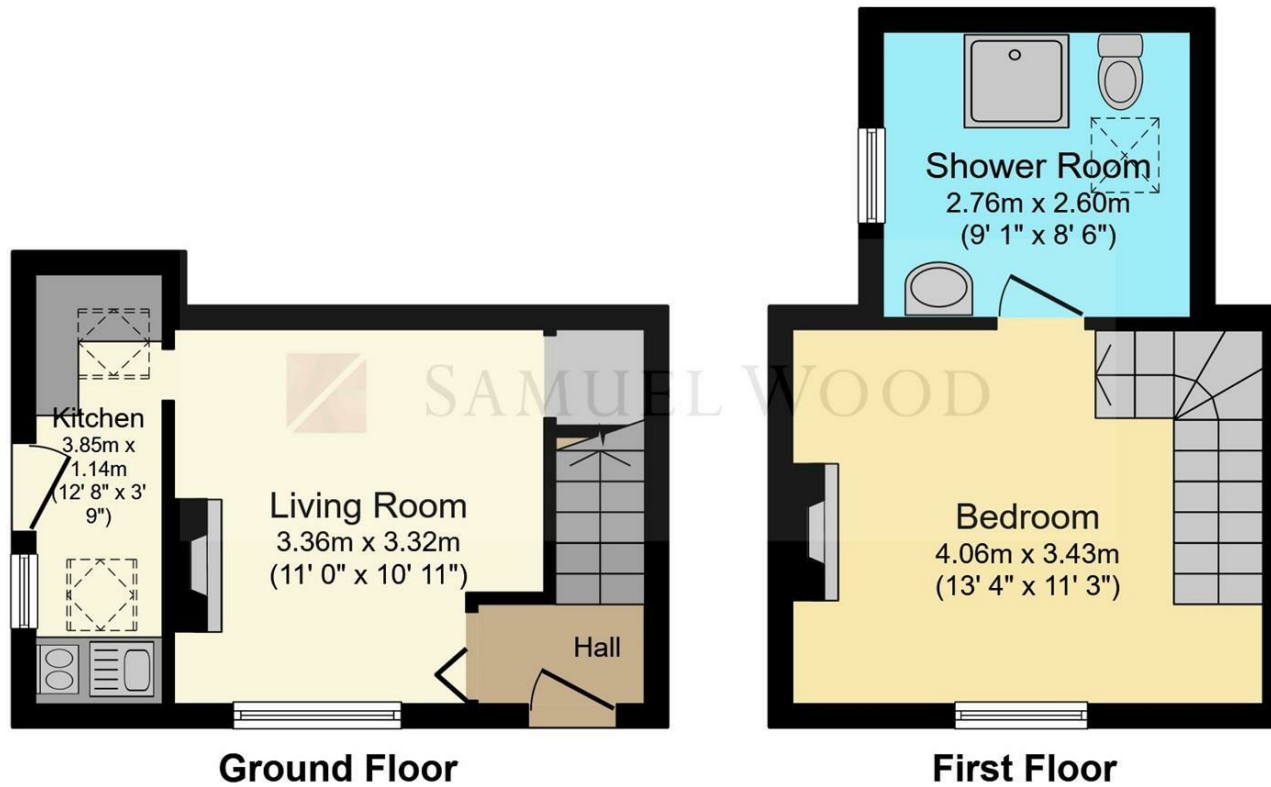
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### Referrals

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.



## Floor Plans



Total floor area 40.4 m<sup>2</sup> (435 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by 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

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