



SAMUEL WOOD

9 Raven Lane, Ludlow, Shropshire, SY8 1BW

Asking Price £595,000



PRIVATE
PARKING

PELICAN
COURT

Zone
ENDS

HJ66 WLD

VN15 WFA

CY11 ATV

9 Raven Lane

Ludlow, Shropshire, SY8 1BW

- Timbered three storey Grade II Listed Townhouse
- 4 Double Bedrooms, 2 Bathrooms
- Extremely rare commodity of a Garage
- Internal visit essential of this delightful home
- Central location 100m from Castle Square
- Open plan Lounge / Dining Room, Kitchen / Breakfast Room, Cloakroom & Cellar
- Small courtyard Garden

This attractive timbered Grade II listed three-storey 4 Bedroom Townhouse sits in a convenient location just off Ludlow's Castle Square and has the benefit of a Garage which is extremely rare for a town centre home. Accommodation oozes charm and character benefitting from gas-fired heating and briefly includes; Living Room with large fireplace, open plan to Dining Room with double doors out onto small courtyard garden, Kitchen / Breakfast Room, Cloakroom and cellar which provides a utility and study. On the first floor there are 2 double bedrooms and a house Bathroom. Whilst on the second floor are two further Double Bedrooms 3 and 4 and second Bathroom. No Onward Chain.



Oak door opens into the

Living Room 18'4" x 12'5" (5.60m x 3.80)

having a large fireplace with flagstone hearth and gas-fired stove. Exposed Oak flooring, timbered features, window to Raven Lane and window to rear courtyard. Opening through into

Dining Room 13'3" x 7'7" (4.04m x 2.32m)

again being a light room with window to Raven Lane and double doors out onto paved seating area.

Kitchen / Breakfast Room 12'9" x 9'10" (3.90m x 3.01m)

having timbered features, window to Raven lane. Fitted with a range of handmade units to include base cupboards, wall cupboards and display shelving. One and a half bowl sink unit, planned space for cooker, dishwasher and fridge. Ample room for table and chairs.

Cloakroom

having window to rear, wash handbasin and WC. Also housed in here is the gas-fired boiler which heats the domestic hot water and radiators.

Double opening doors then lead down into the



Cellar 11'7" x 6'1" (3.54m x 1.87m)

which is in 2 sections. The first section is a Utility Room with sink unit, range of handmade units and space and plumbing for a washing machine. This in turn opens into a study / store

Study area 13'10" x 11'3" (4.22m x 3.43m)

Oak staircase rises to

First Floor Landing

with a wealth of timber features, Oak flooring and Oak doors lead off to

Bedroom 1 19'8" x 13'2" (6.00m x 4.02m)

having windows to front with a view across the chimney pots to the surrounding hills, further window to Raven Lane. There are full timbered features, feature fireplace and small cupboard to side.

Bedroom 2 13'7" x 9'3" (4.15m x 2.84m)

has timbered features and window to Raven Lane.

House Bathroom 1 10'9" x 6'9" (3.28m x 2.08m)

having window to rear, timbered ceiling, suite in white of WC, pedestal wash handbasin, panelled bath with shower screen, shower over and tiled splashbacks.

Further Oak staircase rises to

Second Floor Landing

with exposed timbered feature, Oak flooring and roof window to rear elevation.

Bedroom 3 20'7" x 13'3" (6.29m x 4.04m)

has a vaulted ceiling with exposed timbers, wall timbering, windows again with a chimney pot view to surrounding wooded area and a further window to side. Chimney breast with cupboard to side.

Bedroom 4 14'5" x 10'4" (4.40m x 3.16m)

has 2 windows to Raven Lane, exposed truss work, wall timbering and ceiling timbers.

Bathroom 2 10'5" x 7'6" (3.20m x 2.30m)

having window to rear, vaulted ceiling, suite in white of WC, pedestal wash handbasin with panelled bath with shower attachments, shower over and tiled splashbacks.

Outside

There are double doors into the property's Garage. Off here flagstone steps lead up onto a small flagstone seating area with stone wall denoting boundary.





Services

mains electricity, mains water, mains drainage, mains gas. Gas-fired heating to radiators. Approximate broadband speed; Basic 17mbps. Flood risk; very low.

Local Authority

Shropshire Council.
Council Tax band F

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 or visit our web site at 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.



Directions







Floor Plans



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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