



SAMUEL WOOD

Friars Cottage, 91 Old Street, Ludlow, Shropshire, SY8 1NU

Asking Price £550,000



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Ludlow, Shropshire, SY8 1NU



- Delightful, detached stone house
- Large Plot with range of buildings
- Rooms of spacious proportion
- Central location in historic Ludlow
- Extensive off-road parking
- No onward chain

This detached double fronted stone house sits in a convenient location just off Ludlow's town centre and has the added benefit of extensive off-road parking and a selection of outbuildings together with generous and mature gardens. Accommodation in need of upgrading and benefitting from gas fired heating, briefly includes Entrance Hall, L Shaped Living Room with Woodburner, Dining Room with Woodburner, Kitchen, First Floor Galleried Landing, 3 Double Bedrooms and Large Bathroom. No onward Chain. EPC on order.



This delightful stone detached house sits within a short walk of Ludlow's historic town centre and the array of facilities the town enjoys.

Upper Glazed front door opens into

Entrance Hallway

With Parquet flooring, staircase then leads down to a

Single Roomed Cellar

L shaped Living Room 23'2" x 15'3" (7.08m x 4.65m)

Having sash window overlooking the front garden and window to rear side, there is a feature brick chimney breast with quarry tiled hearth and woodburning stove fitted, exposed timbered features and ceiling timbers.

Dining Room 13'5" x 11'10" (4.10m x 3.63m)

Has window to frontage, attractive Parquet flooring, feature brick fireplace with flagstone hearth and woodburning stove. Sitting to the side of the chimney breast is a period shelved cupboard. The room has extensive ceiling timbers and ceiling beam.



Kitchen 12'1" x 8'11" (3.70m x 2.73m)

Having door and window to front side elevation, fitted with a range of matching units that include base cupboards, wall cupboards and drawers, heat resistant work surfaces, tiled splashbacks, 1½ bowl stainless steel sink unit, five ring gas hob with extractor positioned above. There is planned space and plumbing for washing machine and dishwasher. Also housed in here is the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators.

Period staircase leads up onto the

First floor galleried landing

bottom part of the landing has room for a desk or similar together with window overlooking the garden.

Bedroom 1 14'7" x 12'1" (4.47m x 3.70m)

Having window to frontage

Bedroom 2 14'4" x 9'6" (4.38m x 2.90m)

Having window to frontage

Bedroom 3 12'9" x 8'9" (3.90m x 2.67m)

Having window to rear side.

Bathroom 14'11" x 8'7" (4.56m x 2.64m)

Having window to side, access to roof space, suite in white that includes wc, pedestal wash hand basin, panelled bath with telephone style shower attachment, separate double width shower cubicle with shower fitted.

Outside

The property is approached through double opening gates on to a gravelled driveway which in turn leads in front of the cottage to a larger gravelled parking area. The roadside boundary is enclosed by a high brick wall and here a useful workshop and outside shower can be found, having windows to frontage. The shower area having tiled floor and a suite in white of wc, wash hand basin with vanity cupboard and a shower area with double head shower and tiled surrounds. Off this useful outbuilding there is a paved seating area and access into the kitchen, stone edged borders which houses a beautiful Wisteria and a selection of mature shrubs and plants. Sitting at the front of the house there is a lawned garden again with stone edged borders and an array of shrubs and mature trees to include Morello cherry, quince, and damson. Off the driveway at the rear side of the property there is an outbuilding that incorporates a carport and workshop having 2 windows to frontage and this in turn then opens into a large greenhouse with polycarbonate roof and walls. The property is enclosed by a walled garden to roadside, front elevation, and the old town wall incorporates the back boundary.





Services

Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators. Broadband speeds – 15 Mbps, Superfast – 34 Mbps, Flood Risk – Very Low.

Local Authority

Shropshire Council

Tax Band D

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



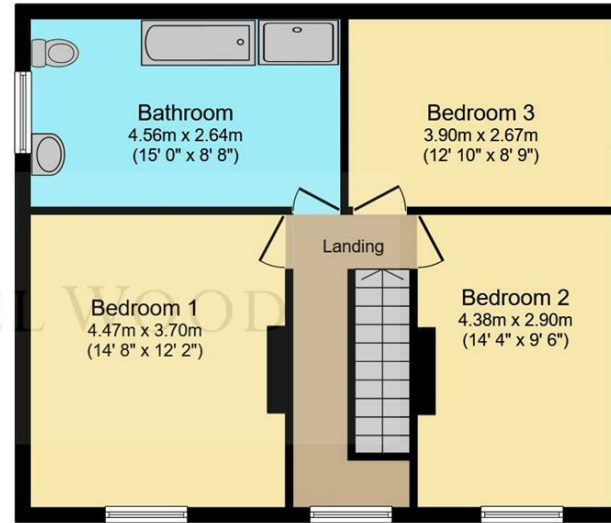




Floor Plans



Ground Floor
Floor area 59.6 m² (641 sq.ft.)



First Floor
Floor area 59.8 m² (644 sq.ft.)

TOTAL: 119.4 m² (1,285 sq.ft.)

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

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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

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