



SAMUEL WOOD

Sandown, 18 Gravel Hill, Ludlow, Shropshire, SY8 1QL

Asking Price £570,000



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- Spacious Town House extending to over 3,000 sq ft
- 3 Interconnecting Attic Rooms
- Extensive off road parking
- 4 Double Bedrooms, 2 Bathrooms
- Games Room, Utility Room and Boiler Room
- Good sized rear garden

This extremely spacious town house with accommodation arranged over 3 floors and a lower ground floor basement offers potential for multi-generational living or some form of income potential and is in the convenient residential area within a short walk into the town centre. Outside the property sits on a good sized garden and has the added benefit of a rear vehicular access and provides extensive parking which is a rarity for such close town centre living, together with a garden and workshop. Accommodation benefiting from mainly upvc double glazing and gas fired heating includes on the ground floor: Large Entrance Hall, Living Room, Dining Room, Kitchen/ Breakfast Room, Utility Room. On the first floor there are 4 Double Bedrooms, Bathroom and Shower Room. On the second floor there are 3 interlocking attic rooms, whilst on the lower ground floor and separately accessed there is a Games Room, Boiler Room and Utility Room. EPC - D



This spacious town house with the added benefit of extensive parking and good sized garden sits within a short walk of Ludlow's town centre which is renowned for its architecture, culture and festivals.

Large Reception Hallway 19'2" x 13'3" (5.85m x 4.06m)

Having lovely high ceilings, window to frontage, feature fireplace with marble surround, brick features and staircase rising to first floor.

Living Room 13'10" x 11'9" (4.24m x 3.60m)

Having timbered ceiling, doors out onto rear garden, arched window to side, feature brick fireplace with flagstone hearth and gas fire fitted. Large opening through into

Dining Room 16'0" x 12'3" (4.90m x 3.75m)

Having window to frontage, lovely high ceilings with cornice and ceiling rose, feature fireplace with wooden surround, fitted cupboard and shelves to either side of chimney breast.

Kitchen / Breakfast Room 14'0" x 13'7" (4.28m x 4.15m)

Having ample room for table and chairs, fitted with a range of matching units to include base cupboards and drawers, Corian work surface and tiled splashbacks. Included in the sale is a Rangemaster cooker with extractor positioned above, dishwasher, space for fridge, window and door into

Conservatory 16'0" x 12'1" (4.90m x 3.70m)

Being of wood construction with upvc double glazed roof. Double doors out onto rear courtyard and gardens.

First Floor Landing

Having a feature arch display area with cupboard below.

Bedroom 1 16'2" x 10'4" (4.94m x 3.15m)

Having window to frontage and exposed period floorboards.



Bedroom 2 16'2" x 9'0" (4.94m x 2.76m)

Having dual aspect with windows to both front and rear elevations, range of fitted wardrobe cupboards sitting to the side of the chimney breast.

Bedroom 3 16'1" x 9'3" (4.92m x 2.84m)

Having window to frontage, pretty cast iron fireplace and to either side of the chimney breast fitted wardrobes and fitted dressing table.

Bedroom 4 14'0" x 11'10" (4.28m x 3.62m)

Having window to rear elevation overlooking the large garden and access to roof space.

Bathroom 14'1" x 7'8" (4.30m x 2.34m)

Having window to rear, suite in white to include pedestal wash hand basin, wc, free standing scroll edge bath with central taps and shower attachment. Double doors into linen cupboard.

Shower Room 10'2" x 5'9" (3.10m x 1.76m)

Having suite in white of wc, pedestal wash hand basin and shower area with shower fitted and tiled splash backs.

Doored staircase rises to

Second Floor

With three interconnecting attic rooms, the central section has double glazed roof window to rear elevation and exposed brick chimney breast. The second area has large window to side elevation and the third section has double glazed roof window to rear elevation a sink in white and a shower cubicle with shower fitted.

Externally accessed at the rear of the property or accessed out of the entrance hall with a set of stairs are some lower ground floor rooms that have potential for additional accommodation or potentially dual family living to include:

Entrance Area

Opening through into a

Boiler Room 9'2" x 9'2" (2.80m x 2.80m)

Where the Worcester wall mounted gas fired boiler is housed and heats domestic hot water and radiators and window to rear elevation

Laundry / Utility Room 12'3" x 8'10" (3.75m x 2.70m)

Having stainless steel sink unit with cupboards beneath, space and plumbing for washing machine and room for further appliances.

Cloakroom

Having a Saniflo wc

Games Room 23'10" x 13'5" (7.28m x 4.11m)

Currently housing a pool table and from this games room a L shaped section providing useful storage or study area.

Outside :

The property is approached through a wrought iron gate on along a bricked pathway to the front door. The front garden area is enclosed and is gravelled for ease of maintenance with two circular flower beds. Sitting to the side of the property a bricked driveway leads through wrought iron gates and under a covered carport/passage and this in turn then leads onto a gravelled driveway providing extensive parking for numerous vehicles. In this section there are some brick edged borders with shrubs, tree and a useful shed. Double gates leading under a archway with brick pillars then leads to the garden which has a bricked seating area with some flower beds, two steps then lead down to the main section of the garden where greenhouse can be found, mature tree giving lovely shade in summer months and lawned garden. Bricked pathway leads then to a large workshop (5.30 x 4.00m) having light and power fitted and windows overlooking the garden. At the bottom of the garden there is then a large ornamental pond with water feature and in turn a gate then leads to the bottom section of garden with high board fencing to the rear elevation.





Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators. Windows in the main are upvc double glazed.

Local Authority:

Shropshire Council, tax band - D

Agents Note:

As is common with older properties there is a right of access across the rear to the neighbouring property.

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

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Directions

As you proceed up Gravel Hill from the town centre, go past Morris Buftons on your right hand side and the property is the first house on the right after Star Style Meadow.







Floor Plans



Basement
Floor area 67.2 sq.m. (723 sq.ft.)

Ground Floor
Floor area 92.5 sq.m. (996 sq.ft.)

First Floor
Floor area 87.4 sq.m. (941 sq.ft.)

Second Floor
Floor area 49.5 sq.m. (533 sq.ft.)

TOTAL: 296.7 sq.m. (3,193 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

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