



SAMUEL WOOD

Ridgemount, 57A Gravel Hill, Ludlow, Shropshire, SY8 1QS

Asking Price £495,000



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Ludlow, Shropshire, SY8 1QS



- Large 3 storey town house
- Rooms of spacious proportions
- 2 reception rooms
- Good sized rear garden
- Within easy reach of the town centre
- 5 Bedrooms, 2 Bathrooms
- 4 room cellar
- Driveway parking

This extremely spacious 5-bedroom town house, sits in a popular residential area within a short walk of Ludlow's historic town centre. The property enjoys excellent driveway parking and a good-sized rear garden. Accommodation benefitting from gas fired heating and mainly upvc double glazing is of extremely spacious proportions to include 4 Cellar Rooms, 2 large Reception Rooms, Kitchen, Utility, Cloakroom, side Porch and 5 Bedrooms arranged over the first and second floor with Bathroom and Shower Room. No onward chain. EPC - D



Gravel Hill is a popular residential area within a short walk of Ludlow's historic town centre and town renowned for its architecture, culture, festivals having a good range of shopping, recreational facilities and a main line railway station.

Side Porch

With further doors out into rear garden and quarry tiled floor.

Spacious Reception Hall

With lovely high ceilings with cornice, picture rail, further window back into the side porch, coat cupboard with hanging rail and shelf.

Living Room 25'1" x 12'2" (7.66m x 3.71m)

With large bay window to front elevation, further window to frontage, feature fireplace with attractive wooden surround, open fire with tiled inset and hearth, ceiling cornice and picture rail.

Kitchen 12'10" x 12'9" (3.92m x 3.89m)

With tiled floor, window to rear elevation and fitted with a range of matching units with oak styled fronts to include a breakfast bar, stainless steel sink unit, electric Neff hob and adjacent is a gas hob with extractor positioned above, Neff double electric oven, integrated fridge and freezer opening then through into

Dining Room 15'10" x 11'6" (4.85m x 3.51m)

With door and windows to either side overlooking the rear garden, ceiling cornice, picture rail and feature fireplace.



Utility Room 13'5" x 7'9" (4.10m x 2.37m)

With window to rear, access to roof space, tiled floor, units matching that of the kitchen, single bowl, double drainer stainless steel sink unit and door to rear elevation

Cloakroom

with suite in white of wc and wash hand basin and window to rear elevation.

Staircase drops down into

The cellar

With a hallway area, then 4 separate rooms, the rear rooms having door and windows to rear elevation and fireplace.

First Floor Landing

Bedroom 1 16'1" x 12'5" (4.92m x 3.81m)

With window to frontage, fitted wardrobe cupboards, further low level cupboards and picture rail.

Bedroom 2 13'5" x 12'9" (4.09m x 3.89m)

With window to rear elevation with a lovely view across the rooftops to the old part of Ludlow and surrounding Shropshire hills and fitted bedroom furniture.

Bedroom 3 14'2" x 11'9" (4.32m x 3.60m)

With window to rear with this fine view and fitted cupboards housing the Worcester gas fired boiler which heats domestic hot water and radiators.

Bathroom 7'6" x 6'1" (2.30m x 1.87m)

With window to side and a suite in white of panelled bath and wash hand basin with large vanity cupboard

Separate toilet

having wc and window to side elevation.

Shower Room 10'8" x 8'5" (3.26m x 2.57m)

With window to frontage, wc, wash hand basin and double width shower cubicle with shower fitted

Second Floor Landing

opening into

Study 20'0" x 12'9" (6.10m x 3.90m)

With window to rear with this fantastic view and large chimney breast sitting in the middle opening into

Bedroom 4 17'1" x 12'0" (5.23m x 3.68m)

With roof window to rear elevation, window to side, half door into eaves storage and access into roof space.

Bedroom 5 12'5" x 9'2" (3.81m x 2.81m)

With window to frontage





Outside:

The property is approached onto a tarmac driveway which provides parking, there is a low wall with wrought iron railings to front elevation denoting boundary. The front garden is laid to lawn with a mature tree. At the rear there is large, enclosed garden with a paved seating area directly to the rear of the house, pathways then lead down the garden passing a 2-tiered pond and some edged beds. From the rear garden a lovely view across the rooftops can be enjoyed, along with mature trees and shrubs interspersed.

Services:

Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators. Windows in the main are upvc double glazed. Broadband - 17 - 80 Mbps. Flood Risk - No Risk.

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

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

The property can be found on the left hand side as you approach from the town centre before the turning for Hillside







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

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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