



SAMUEL WOOD

103 Old Street, Ludlow, Shropshire, SY8 1NU

Asking Price £625,000



# 103 Old Street

Ludlow, Shropshire, SY8 1NU



- Substantial period property
- Currently run as a guest house and holiday let
- Potential for residential usage, dual family use or continued income
- Garden areas and roof terrace
- Central location just off historic core
- Up to 6 bedrooms all with bathrooms
- Parking for 6 / 7 cars

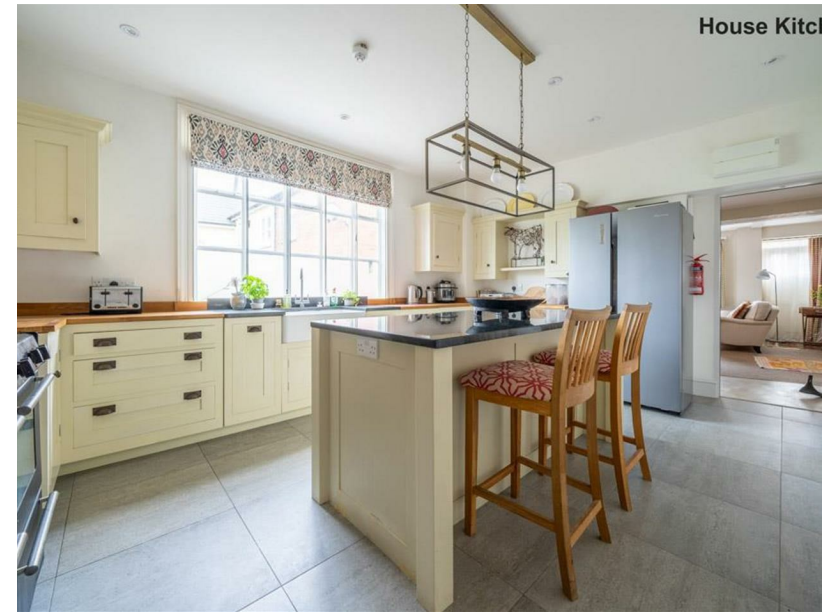
This substantial Grade II listed property sits just off Ludlow's town centre and offers 4 Bedrooms all ensuite and a 1 Bedroom Cottage. It has been run as a successful guest house business with up to 6 bedrooms all with their own bathrooms and this could also continue. The property also enjoys a large gravelled courtyard which incorporates parking for 6 cars and a beautiful roof garden. EPC exempt due to listing.



House Living R



House Living Ro



House Kitc

Ludlow's town centre is under a 5 minute walk where a good range of shopping, recreation and educational facilities can be found. Accommodation is fully described as follows;

Accessed via the rear of the property into an

#### Entrance Porch

door with leaded glazing opens into

#### Entrance Hall

having part panelling to half height and attractive parquet flooring

#### Open Plan Lounge / Dining Room / Study 6.84m x 5.93m

with door to frontage, 2 windows to frontage, window with shutters to side, attractive fireplace with wooden surround and basket grate. Doored access to

#### Single Room Cellar 20'0" x 9'2" (6.10m x 2.80m)

#### Kitchen / Breakfast Room 16'2" x 12'6" (4.93m x 3.83m)

with large window to side, nicely fitted with a range of handmade units with cream fronts, wood block work surfaces, large central island with breakfast bar and granite work surface. Included in the sale is the Range cooker with extractor above, room for an American style fridge/freezer, integrated dishwasher and microwave

#### Utility Room 13'0" x 5'8" (3.97m x 1.75m)

with roof window, quarry tiled floor, sink unit, heat resistant work surface, space and plumbing for washing machine and room for dryer

#### Reception Room or ground floor Bedroom 18'5" x 12'7" (5.62m x 3.84m)

With window to rear and spotlights

#### En-Suite Wet Room 9'1" x 5'5" (2.78m x 1.67m)

With roof window and suite in white of wc, wash hand basin and shower area with shower fitted



House Living

**First Floor Landing**

with doored access onto a first floor roof garden and a lovely sunny south easterly aspect

**Bedroom 2 13'5" x 10'8" (4.10m x 3.26m)**

with window to Old Street

**En-Suite Shower Room 8'3" x 6'5" (2.53m x 1.97m)**

with window to rear and a suite in white of wc, pedestal wash hand basin and shower cubicle and shower fitted

**Bedroom 5 7'11" x 7'10" (2.43m x 2.40m)**

with window to frontage

**House Shower Room 7'11" x 6'5" (2.43m x 1.98m)**

with window to rear and a suite in white of wc, wash hand basin with shower cubicle and door into linen cupboard with hot water cylinder and also housed in here is the wall mounted gas fired boiler which heats domestic hot water and radiators

**Second Floor Landing**

**Bedroom 3 13'3" x 8'0" (4.06m x 2.44m)**

with window to rear elevation

**En-Suite Shower Room 7'2" x 6'6" (2.20m x 2.00m)**

with a suite in white of wc, wash hand basin and shower cubicle with shower fitted

**Bedroom 4 13'5" x 11'8" (4.10m x 3.58m)**

with windows to both front and front side elevations

**En-Suite Shower Room 12'11" x 9'1" (3.94m x 2.78m)**

with window to frontage and a modern suite in white of pedestal wash hand basin, wc and double width shower cubicle with shower fitted and useful fitted wardrobe cupboard

Sitting to the rear of 103 Old Street and attached but separately accessed with its own external entrance is a delightful

**One Bedroom Cottage.**

**Entrance Hall**

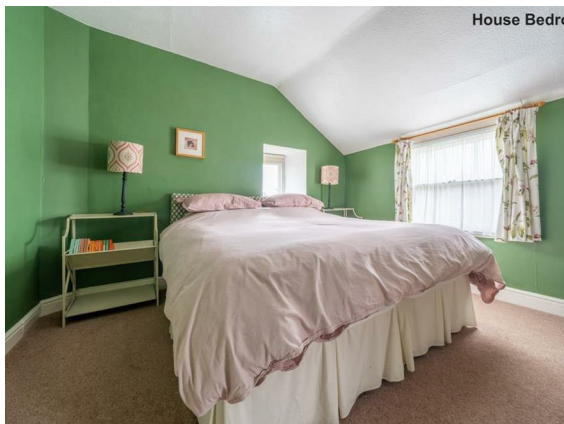
with tiled floor

**Living Room 12'11" x 12'0" (3.94m x 3.67m)**

with window to frontage

**Kitchen / Breakfast Room 12'6" x 9'8" (3.83m x 2.97m)**

with window to rear, room for table and chairs and fitted with a range of matching units with cream coloured fronts, heat resistant work surfaces, tiled splash backs, stainless steel sink unit, planned space for cooker, room for fridge, integrated washing machine and dishwasher. There is access to the roof space and adjacent is a



House Bedr



House En-s

**Shower Room 6'6" x 6'6" (2.00m x 2.00m)**

with modern suite in white of wash hand basin, wc and corner shower cubicle with shower fitted

**Back off the entrance hall, staircase rises to**

**First Floor Landing**

with door into useful walk-in linen cupboard

**Bedroom 13'2" x 12'4" (4.03m x 3.78m)**

with window to frontage and roof window to rear

**Large En-Suite Shower Room 13'0" x 6'10" (3.97m x 2.10m)**

with window to frontage and a modern suite in white of pedestal wash hand basin, wc and shower cubicle with shower fitted and door into airing cupboard with factory insulated hot water cylinder, further door into wardrobe cupboard with hanging rail.



House Bedroom

**Outside:**

The property fronts directly onto Old Street with a tarmacadam driveway leading down the side of the property through double opening gates onto a large gravelled rear area. There is a paved seating area outside the rear cottage and some beautiful climbing shrubs and plants. This in turn leads to the back of the cottage where parking for up to 6 cars can be found

**Agents Notes:**

1. The property is currently subject to business rates, however we understand that it could be returned to residential status and is subject to a application to Shropshire Council Should a prospective buyer wish to continue with the property as a guest house, there is the possibility of purchasing furniture and chattels at valuation
2. The cottage at the rear is currently used by the vendor on an holiday let basis so this option would remain
3. No.97 Old street has a vehicle & pedestrian right of way over the gravelled driveway to their property at the rear. NO.105 Old Street also has service access over the first part of the driveway which is on foot only.

**Services:**

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are predominantly double glazed. The annex also has gas fired heating with a separate boiler. Flood risk – No risks identified. Broadband speeds 15 – 36 Mbps.

**Local Authority:**

Shropshire Council

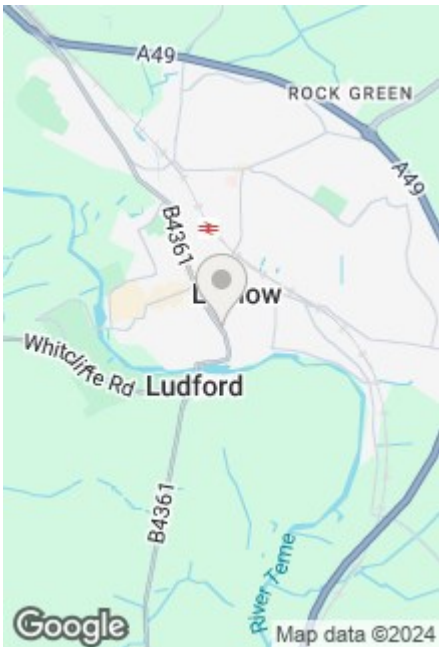
**Viewings**

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)

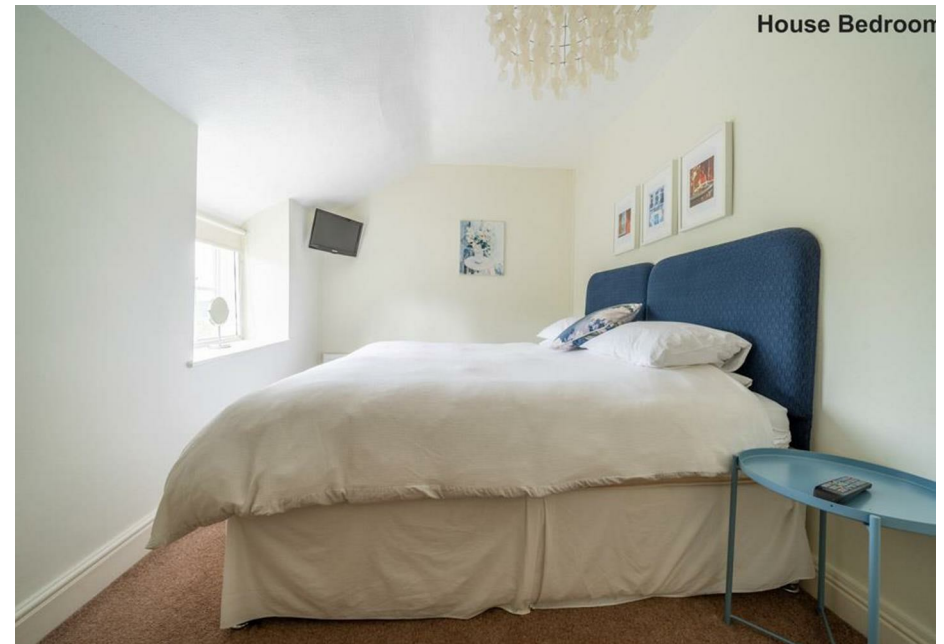
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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**

As you walk down Old Street from the town centre the property can be found on the left hand side



House Bedroom





## Floor Plans



**TOTAL: 268.4 m<sup>2</sup> (2,889 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](http://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](mailto:ludlow@samuelwood.co.uk)