



SAMUEL WOOD

3 Pelican Court Raven Lane, Ludlow, Shropshire, SY8 1TX

Asking Price £425,000



# 3 Pelican Court Raven Lane

Ludlow, Shropshire, SY8 1TX



- Spacious 3 storey, 3 double bedroom townhouse
- Built in 2006/7 with character features and modern creature comforts
- Delightful courtyard garden
- Accommodation extending in excess of 1300 sq ft
- Designated parking space
- Internal inspection essential

This 3 double bedroom, 3 storey townhouse has accommodation extending to just over 1300 sq ft, with immense charm and character yet benefitting from modern creature comforts and unusually for Ludlow town centre a parking space. There is a landscaped garden with water feature and mood lighting. Accommodation benefitting from gas fired heating and double glazing has oak features throughout to incorporate on the ground floor: Entrance Hall with Cloakroom, Living Room, open plan to Kitchen, First Floor Landing with 2 Double Bedrooms and House Shower Room. Whilst on the Second Floor there is a magnificent Main Bedroom Suite with vaulted ceilings and large En-Suite Bathroom. No onward chain



The property sits in a delightful development on Raven Lane being a stone's throw from Ludlow's Castle Square and the facilities the town enjoys

## Attractive Period Front Door

with upper glazed opens into

## Entrance Hall

with tiled floor and Oak Staircase with understairs storage

## Cloakroom

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

## Living Room

with full length picture window to front elevation, 2 further windows to rear garden and oak flooring. Open plan into

## Kitchen

with double doors to rear garden and further window to same. Fitted with a range of handmade units that include base cupboards, wall cupboards and drawers, granite work surfaces, planned space for cooker, space and plumbing for washing machine and room for two further appliances. Integrated into one of the units is the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators



### First Floor Landing

with oak balustrade and window to rear elevation

### Bedroom 2

with 3 windows all to rear elevation and ceiling cornice

### Bedroom 3

with window to rear and ceiling cornice

### House Shower Room

with window to frontage, modern Heritage suite of wc, pedestal wash hand basin and large walk-in shower cubicle with shower fitted and tiled splash backs

### Second Floor Landing

with door into

### Principal Bedroom

with window to rear elevation and window to frontage, the one to the front having a lovely view across the chimney pots. The room has vaulted ceiling and an

### En-Suite Bathroom

with a Heritage suite in white of wc, pedestal wash hand basin, panelled bath with telephone style shower attachment and corner shower cubicle with shower fitted

### Outside:

The property has the significant benefit of a single parking space. There is a small flagstone frontage which is partly covered. To the rear there is a walled courtyard garden which has been landscaped with low maintenance in mind with paved seating areas, built-in seating, ornamental pond, raised beds with shrubs, trees and plants to include 3 silver birch trees, sheltered seating area and a water feature with mood lighting.

### Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are double glazed. Broadband speed 17 to 1000 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](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

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## Directions

Pelican Court sits on the minor crossroads of Raven Lane and Bell Lane.

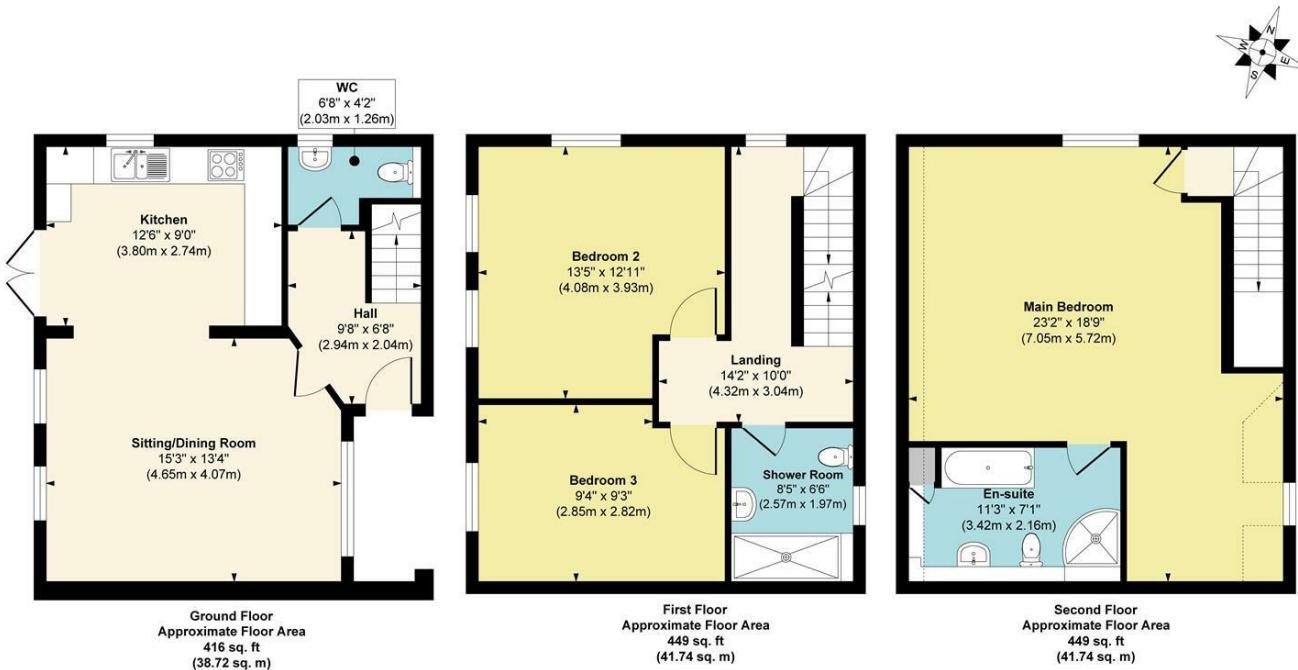






## Floor Plans

### 3 Pelican Court, Ludlow, Shropshire, SY8 1TX



#### Approx. Gross Internal Floor Area Main House = 1314 sq. ft / 122.20 sq. m

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The position & size of doors, windows, appliances and other features are approximate only.  
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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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