



SAMUEL WOOD

Sandford Livesey Road, Ludlow, Shropshire, SY8 1EX

Asking Price £650,000



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Ludlow, Shropshire, SY8 1EX



- Superior detached residence
- Tree lined non-estate location
- Double width driveway and integral Garage
- Exceptional accommodation extending to 2800 sq ft
- Self contained apartment with seperate entrance.
- Substantially improved accommodation
- Close proximity to town centre
- Well maintained gardens front and rear
- 4 bedroom, 3 Bathrooms
- Internal inspection essential

This delightful detached 4 bedroom home sits on a tree lined street within an easy walk into Ludlow's historic town centre. The property enjoys double width bricked driveway, integral double Garage and gardens to both front and rear. Accommodation extending to 2800 sq ft and was substantially extended and improved by the current vendors in 2011 and offers versatile accommodation benefitting from gas-fired heating and upvc double glazing to include; Entrance Porch, Cloakroom, Entrance Hall, magnificent Kitchen/ Dining / Family Room, Conservatory, Living Room with wood-burner, Utility Room, walk-in Pantry, downstairs Bedroom 4 with En-suite, First Floor Landing with 3 further bedrooms, Ensuite Shower Room and House Bathroom. Whilst sitting above the Garage there is a useful granny flat incorporating open plan sitting room, Kitchen, Bedroom and shower room. EPC - rating C



Sandford sits in a desirable non-estate location within a short walk of Ludlow's historic town centre which is renowned for its architecture, culture and festivals.

Front door opens into

Reception Porch

having windows to either side of the door and a further window to frontage. Attractive tiled flooring.

Cloakroom

having flooring matching the entrance hall, window to front side and a suite in white of WC and wash handbasin.

Entrance Hall

has engineered Oak floor, useful downstairs storage cupboard and a further window to frontage. There is also excellent fitted cupboards and display shelves. Oak doors then lead off to internal accommodation that includes a

Magnificent Kitchen / dining / family room 25'5" x 18'11" (7.77m x 5.79m)

the kitchen area is comprehensively fitted with a matching range of units with cream coloured fronts, large central workstation, heat resistant work surfaces and tiled splashbacks, one and a half bowl sink unit. Included in the sale is a Kenwood range cooker with extractor positioned above. There is an integrated fridge and dishwasher. Room then opens into the Dining/ Family Room with a vaulted ceiling and 2 ceiling windows, smaller window then to rear elevation, tiled floor matching that of the Kitchen.

Double opening doors with matching side windows then opens to

Rear Conservatory 14'0" x 5'5" (4.28m x 1.67m)

having double glazed roof and windows and doors out onto rear garden.



Sitting Room 24'0" x 12'1" (7.33m x 3.69m)

having 4 windows to rear elevation, engineered Oak flooring and light tube. A feature wooden fire surround with wood-burning stove fitted and a fitted dresser with excellent storage and display shelving.

Downstairs Bedroom 4 11'1" x 10'5" (3.38m x 3.20m)

with 2 windows to rear elevation.

En-suite Shower Room 10'5" x 11'1" (3.20m x 3.38m)

having further window to rear elevation, suite in white of WC, wash handbasin with vanity cupboard, double width shower cubicle with shower fitted, tiled splashbacks and tiled floor.

Utility Room 11'1" x 8'8" (3.40m x 2.66m)

having window to frontage, tiled floor, range of cream coloured base cupboards with woodblock work-surfaces. Deep glazed sink unit, space and plumbing for a washing machine and further integral door into the Garage.

Staircase rises out of the Entrance hall to a

First Floor Landing

with access to roof space, panelled walling, linen cupboard and shelved alcove.

Bedroom 1 12'10" x 11'10" (3.92m x 3.62m)

having 2 windows overlooking rear garden. To either side of the bed position are excellent fitted wardrobe cupboard with hanging rails and shelving.

En-suite Shower Room 9'1" x 8'6" (2.78m x 2.60m)

having window to frontage, tiled floor, modern suite in white of WC, wash handbasin with vanity cupboard and double width shower cubicle with shower fitted.

Bedroom 2 13'9" x 11'9" (4.20m x 3.60m)

has window overlooking rear garden.

Bedroom 3 8'6" x 7'7" (2.60m x 2.33m)

has window to frontage with fitted cupboard.

House Bathroom 10'9" x 7'8" (3.29m x 2.36m)

having 3 large picture windows to front elevation, vaulted ceiling, tiled flooring and a modern suite in white of WC, pedestal wash handbasin and panelled P-style bath with curved shower screen, shower attachment and tiled splashbacks.

Accessed off the driveway, electrically operated up and over door leads into the

Double Garage

having further personal door to frontage, light and power fitted. The wall mounted Ideal gas-fired boiler is housed here and heats the domestic hot water and radiators. Door then leads into a

Rear Lobby

where there is a stainless steel sink unit with base cupboard and work surface. Staircase then rises to a useful

Self Contained Space 21'2" x 17'10" (6.47m x 5.44m)

which offers potential for dual family use or some form of income. There are 2 windows to frontage, one overlooking the rear garden. Room for a bed along with sofa and across one wall are a range of Kitchen units with stainless steel sink unit, 2-ring electric hob, room for a fridge. Door into

Shower Room 6'8" x 7'0" (2.04m x 2.14m)

having window to rear elevation, modern suite in white of wash handbasin with vanity cupboard, WC and shower cubicle.





Outside

The property sits in a lovely tree lined street within easy walking distance of Ludlows historic town centre. The property is approached through double opening gates onto a double width bricked driveway providing parking for up to 4 cars. The front garden is enclosed and has been landscaped with low maintenance in mind with a decked area directly nearest to the house, gravelled sections with topiary hedging, some trellis work with climbing plants and shrubs providing screening to the frontage. Gated access then leads into the rear garden. The rear garden is enclosed by mature hedging and high-board fencing aiding privacy. The garden has a central lawned section and around the outside are gravelled stone fronted beds with a slate finish interspersed with trees and shrubs. There is then a decked seating area at the top of the garden, part of which is a covered area and summer house.

Services

mains electricity, mains water, mains drainage, mains gas. Gas-fired heating to radiators. Windows are upvc double glazed. Approximate Broadband speeds; basic 17mbps, Superfast 80mbps, Ultrafast 1000mbps. Flood risk; very low.

Local Authority

Shropshire Council, Tax Band E

Tenure

Freehold

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

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Directions

The property is half way up Livesey Road on the right when coming from the town centre.







Floor Plans



Ground Floor
Floor area 166.2 m² (1,789 sq.ft.)



First Floor
Floor area 97.9 m² (1,054 sq.ft.)

TOTAL: 264.1 m² (2,843 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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