



SAMUEL WOOD

Longmynd, 33 Gravel Hill, Ludlow, Shropshire, SY8 1QR

Offers Based On £575,000



Longmynd, 33 Gravel Hill

Ludlow, Shropshire, SY8 1QR

- 5 Bedroom, three storey Townhouse
- Large rear garden
- Numerous features of the period
- Well-presented interiors
- Gas heating and solar panels
- Internal inspection advised.

This delightful 5 bedroom, three storey town house sitting within a short walk of Ludlow's historic town centre is well presented throughout having numerous features of the period but having the additional benefit of solar panels and gas-fired heating to its accommodation to include; Entrance Hallway, Cellar, Sitting Room, Dining Room, Kitchen/ Breakfast Room, First Floor Landing with 3 Bedrooms, Ensuite and House Bathroom. Second Floor Landing with 2 further Bedrooms. Outside the property has a generous sized rear garden with a fine view across the rooftops. EPC rating C



Gravel Hill is a popular street being under 5 minutes walk into Ludlow's historic town centre.

Canopied Porch

with upper glazed front door opens into a

Spacious Entrance Hallway

with attractive coloured quarry tile floor, lovely high ceilings with cornice, archway. Doored staircase access with Pantry adjacent then leads down to the

Cellar 13'3" x 12'1" (4.06m x 3.70m)

which provides an excellent storage area with window to front elevation. Light and power fitted.

Sitting Room 17'5" x 13'8" (5.32m x 4.17m)

sits at the front of the house and has a large bay window. Lovely high ceilings with ceiling cornice, ceiling rose, picture rail, feature fireplace with attractive surround (currently non-functional)

Dining Room/ optional Living Room 14'7" x 11'10" (4.45m x 3.62m)

has large door to rear garden with a lovely view of the hills and lovely high ceilings.



Kitchen / Breakfast Room 17'4" x 10'0" (5.30m x 3.05m)

having door and window overlooking rear garden with this view to the surrounding hills. A range of modern matching units with cream coloured fronts, heat resistant work surfaces and splashbacks.. one and a half bowl sink unit. Included in the sale is a Leisure Range Cooker which has gas hob and electric ovens with extractor positioned above. There is an integrated dishwasher, fridge and washing machine. Also housed in the kitchen and integrated into the units is a recently replaced Worcester wall mounted gas boiler which heats the domestic hot water and radiators. There is a tiled floor and ample room for table and chairs. Double doors into pantry cupboard with extensive shelving.

First Floor Landing

having window to rear side. Access to roof space

Bedroom 1 14'11" x 11'11" (4.57m x 3.65m)

having sash window to frontage, double doors into wardrobe cupboard with hanging rail and shelving.

En-suite shower room 10'2" x 5'10" (3.10m x 1.80m)

having window to frontage, modern suite in white of double width shower cubicle with shower fitted , wash hand with vanity cupboard and WC. Extensively tiled walls and floor. Door also back into the first floor landing.

Bedroom 2 14'10" x 12'0" (4.53m x 3.67m)

having exposed floorboards and window to rear elevation with this lovely roof top view.

Bedroom 3 10'2" x 7'1" (3.10m x 2.16m)

having window to rear elevation with this lovely view.

House bathroom 9'10" x 6'9" (3.02m x 2.06m)

having window to rear side, suite in Champagne of WC, pedestal wash handbasin and panelled bath with shower screen.

Door into Airing cupboard with hot water cylinder and shelving.

Second Floor Landing

having double glazed roof window.

Bedroom 4 14'11" x 12'2" (4.55m x 3.73m)

having window to rear elevation with fantastic roof top view and a pretty cast iron fireplace with basket grate. Access to roof space.

Bedroom 5 18'4" x 14'11" (5.60m x 4.55m)

has window to frontage.

Outside

the property enjoys an enclosed front garden with wrought iron railings to front boundary, wall and picket style fencing to the other. Slabbed pathway leads to the front door and the garden has gravelled sections and lawn. Gated access then leads into the rear garden which is fully enclosed, has brick walling and high board fencing aiding privacy. Directly at the rear of the house there is a paved seating area which is ideal for summer dining / barbecues. There is an outside toilet and garden store. Off the patio there is then lawned gardens with well-established borders to either side, some of those brick edged, a selection of trees and shrubs, potting shed at the bottom of the garden along with some vegetable beds. The fruit trees include pear, fig, cherry and plum.



Services

mains electricity, mains water, mains drainage, mains gas. Gas-fired heating to radiators. Solar panels on the roof (Installed in November 2010 and provide an income until 2035. 2024 income was around £1,000) 3 heat inverters which also provide air-conditioning through Summer months which run via electricity. Approximate broadband speeds; basic 17mbps, Superfast - 80 mbps, Ultrafast – 1000mbps. Flood risk- no risk.

Local Authority

Shropshire Council. Council tax band D

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

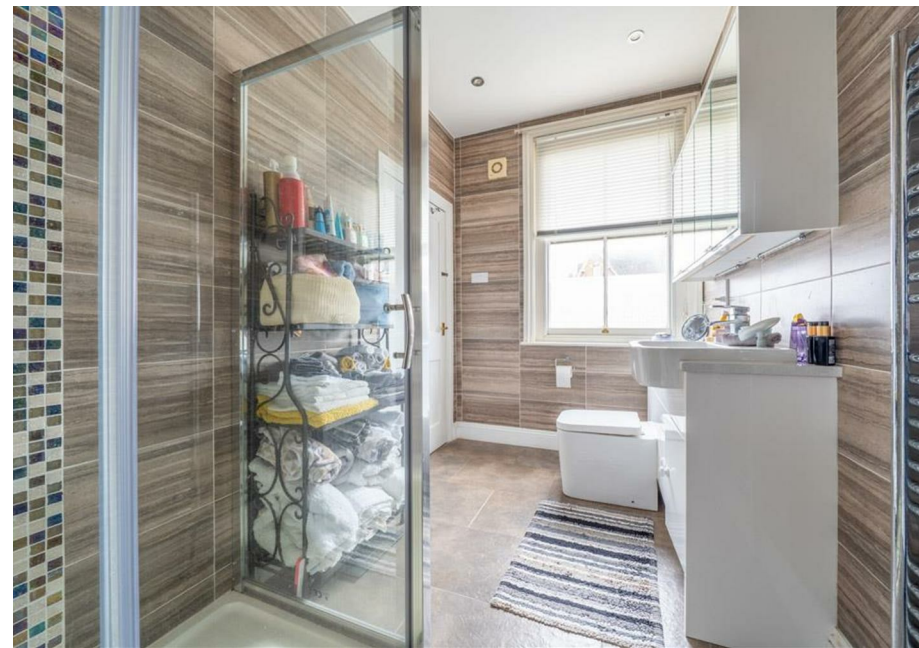
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

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Directions







Floor Plans



TOTAL: 214.7 m² (2,311 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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