



SAMUEL WOOD

55 Mill Street, Ludlow, Shropshire, SY8 1BB

Offers Over £600,000





# 55 Mill Street

Ludlow, Shropshire, SY8 1BB



- Delightful grade 2 listed townhouse
- Character features of the period
- Potentially four double bedrooms
- Currently with commercial usage
- Just off Castle Square
- Two reception rooms

55 Mill Street is an elegant Grade II listed property sitting right in the heart of this historic town and a stones throw from the facilities the town enjoys.

This elegant double fronted grade 2 listed townhouse currently having commercial consent but is ideal to be returned to residential use subject to the necessary consents sits right in the heart of historic Ludlow with a view of Castle Square. Accommodation full of charm includes impressive Entrance Hallway, with period floor Dining Room, potential Kitchen, Utility Room First Floor landing with Drawing Room with a view over top of Mill Street, Bedroom four and Bathroom. On the second floor there are 3 further Double Bedrooms and in the basement a two roomed cellar. The property enjoys a walled courtyard garden.

Large Entrance Hallway with period floorboards and staircase rising to 1st floor potential Dining Room having two windows to Mill Street with shutters and a pretty brick fireplace with a display to either side. The room at the rear offers potential to create a kitchen with feature fireplace and small kitchenette which would make a great Utility Room housing the Worcester boiler. At the back of the hallway doored staircase to a large two roomed cellar.

First floor landing serves large Drawing Room to Mill Street with 4 windows and a feature fireplace. There is then Bedroom 4 with a large bathroom with separate wc. On the second floor there are 3 large Double Bedrooms at the rear of the house and an enclosed walled garden, paved and gravelled for low maintenance with some raised brick edged borders.









## Directions

The property sits at the top of Mill Street on the right hand side as you leave Castle Square

Services: We understand that the property has Mains electricity, Mains water, Mains drainage and Mians gas, gas fired heating to Radiators.

Broadband Speed: Basic 17Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Business Rates; Rateable Value £16,000

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.



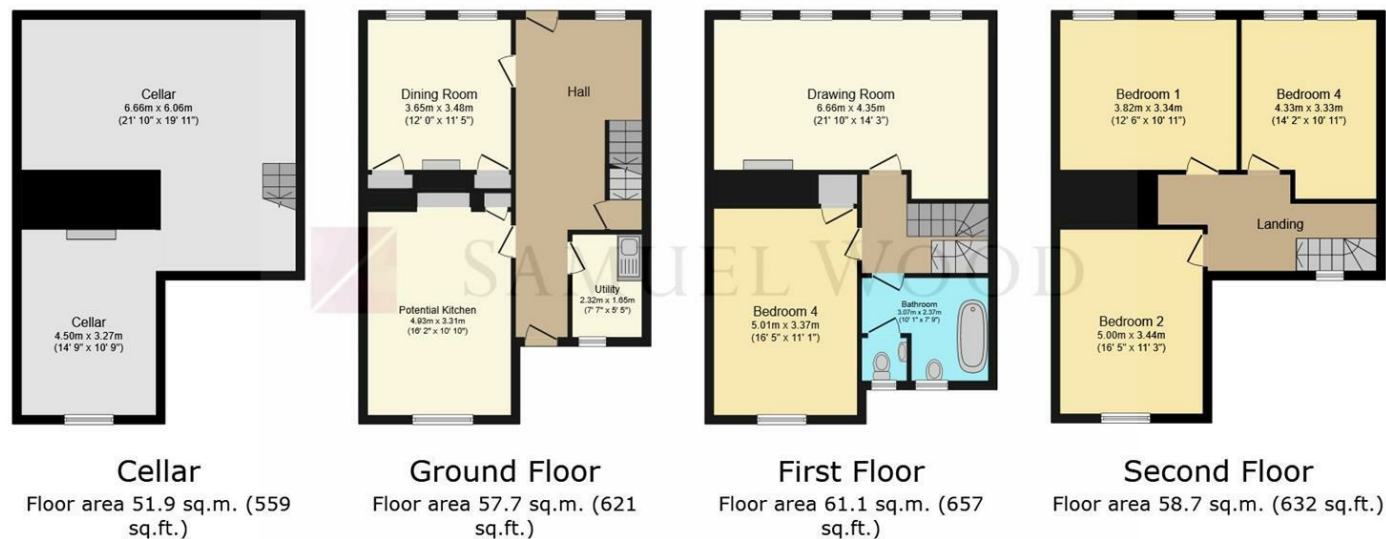








## Floor Plans



**Total floor area: 229.4 sq.m. (2,470 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

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