



SAMUEL WOOD

4 Bell Lane, Ludlow, Shropshire, SY8 1BN
Offers Over £400,000



4 Bell Lane

Ludlow, Shropshire, SY8 1BN



- Double fronted Grade II Listed townhouse
- Central location in historic Ludlow
- John Lewis of Hungerford kitchen
- A wonderful Home that must be viewed
- Attractive period features throughout
- South facing rear garden
- CP Hart bathroom suite
- No onward chain

This most attractive and good sized double fronted Grade II Listed townhouse sits right in the heart of Ludlow town. Accommodation has attractive features to include oak floors, feature fireplaces, ornate curved balustrade whilst enjoying high-quality kitchen, bathroom and gas fired heating to accommodation that includes entrance hall, living room, dining room, snug, kitchen with Rayburn. Inner hallway, cloakroom, cellar, first floor landing, three good sized bedrooms and large bathroom. To the rear there is a delightful and sunny garden. No onward chain.

4 Bell Lane is a charming residence that beautifully combines period features with modern comforts. As you step through the entrance hallway, you are greeted by a stunning period floor, setting the tone for the character that permeates the home.

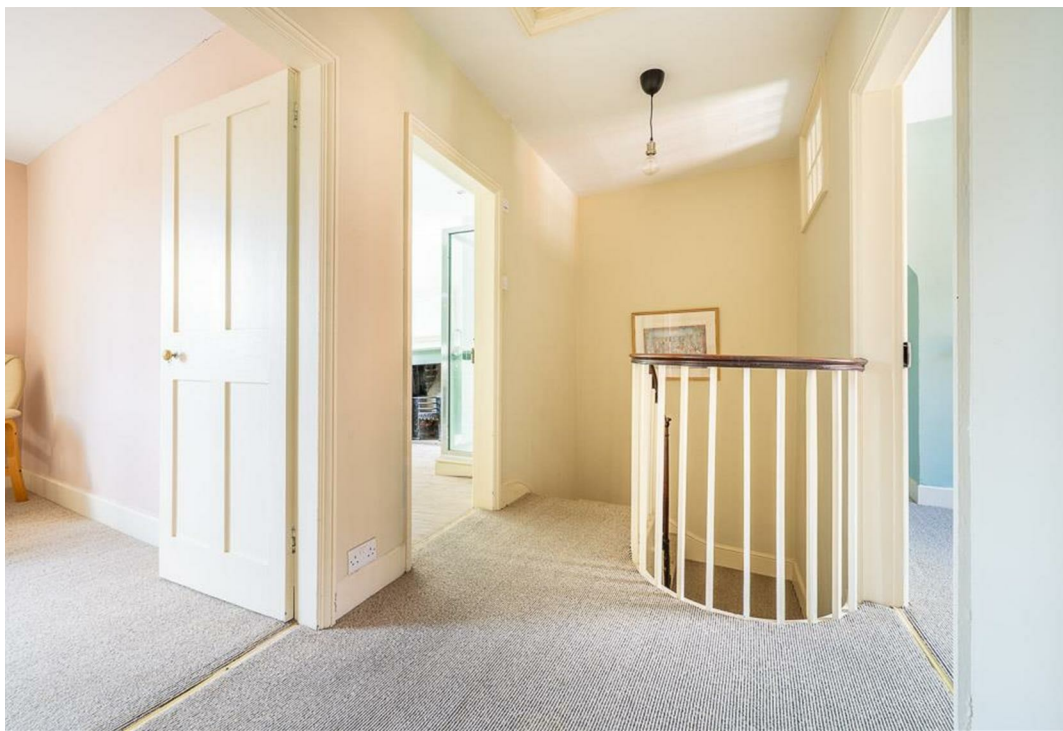
The hallway provides access to three reception rooms. The dining room and sitting room boast high ceilings and attractive fireplaces, creating inviting spaces perfect for entertaining or relaxing. The snug features a unique serving hatch that points to its history as formerly a parlour pub and makes an ideal study.

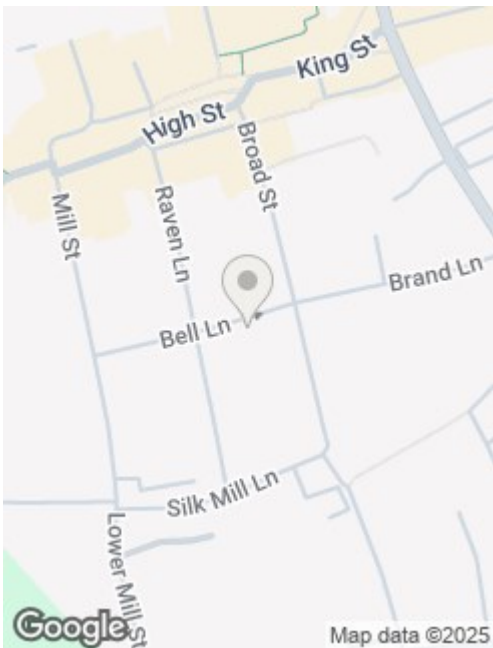
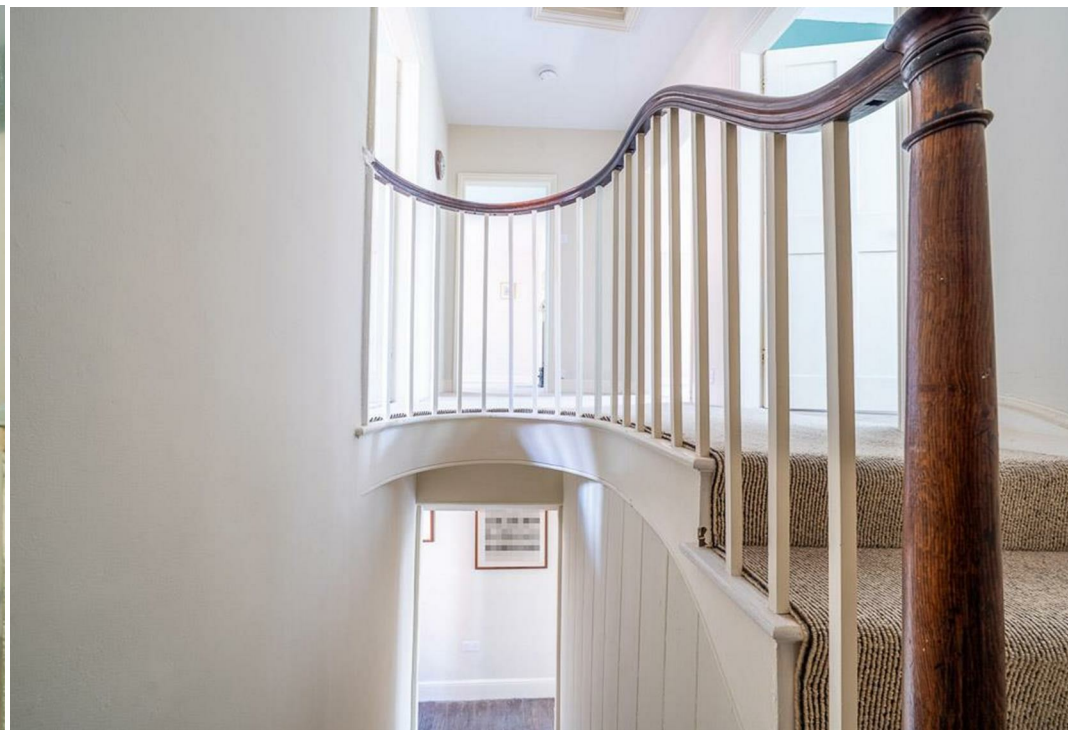
The heart of the home is the elegant kitchen by John Lewis of Hungerford. This stylish space is equipped with a Rayburn 480CD stove, which not only enhances the kitchen's aesthetic but also heats domestic hot water and radiators. Adjacent to the kitchen, the inner hallway offers a convenient cloakroom, while a door leads to a staircase descending to a cellar, providing ample storage or utility space.

Ascending to the first floor, you'll find a spacious landing with an elegant curved balustrade that feeds three generously sized bedrooms. The large bathroom, fitted by CP Hart, is a luxurious space complete with a scroll-edge bath and a separate shower cubicle, ensuring comfort and style.

Outside, the property boasts a south-facing and enclosed garden, maturely landscaped with an array of shrubs and trees. Paved and gravel seating areas create the perfect spots for outdoor gatherings. There is a useful brick-built privy in the garden.







Directions

Services: We understand that the property has mains Gas fired heating, Mains electric, Mains water, Mains drainage.

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

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

Council Tax Band: D

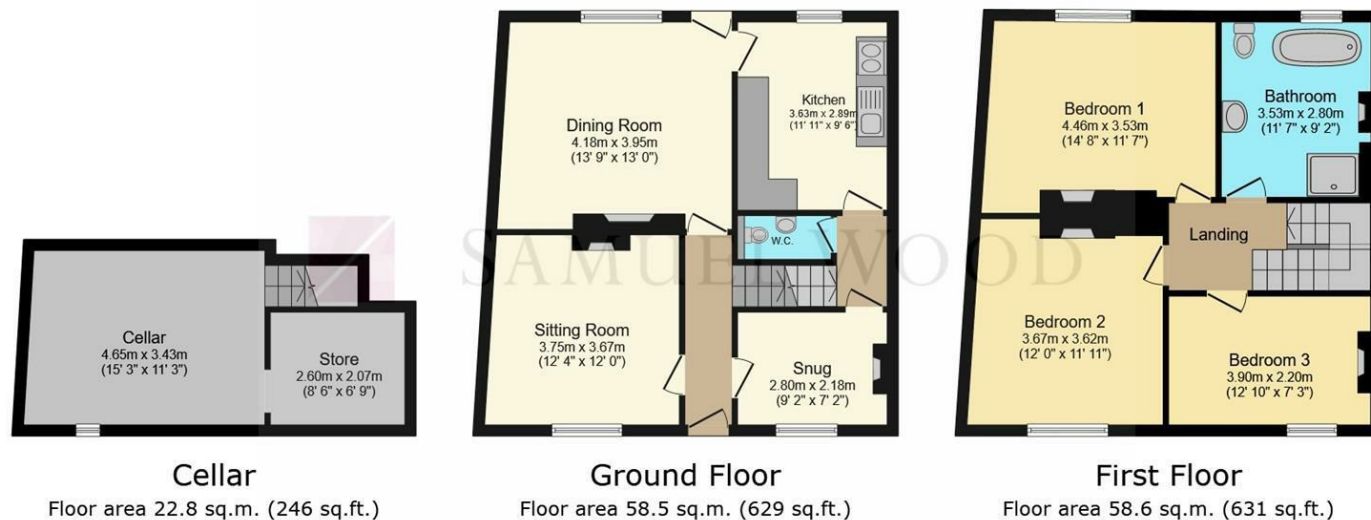
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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. For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.







Total floor area: 139.9 sq.m. (1,506 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

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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