



The Wonder House, 41 and 45 Old Street, Ludlow, SY8 1NW
Guide Price £480,000

The Wonder House 41 and 45 Old Street

A rare opportunity to purchase a large three-storey Grade II Listed, end of terrace with potential to create a further one bedroom annexe or further dwelling STPP. Situated in the heart of Ludlow's historic medieval market town. Currently three bedrooms two bathrooms.

- Town Centre Location
- Grade II Listed
- Rear Garden and Court Yard
- 3 Bedrooms
- Potential Annexe
- Multi Generational Living

Material Information

Guide Price £480,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: B

EPC: (null)

For more material information visit www.cobbamos.com

Energy Performance Certificate not required on Listed Buildings

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

Imagine living in the centre of Ludlow, with a garden and an eclectic property which spans the eras from Georgian to the Arts and Crafts Movement. This Grade II listed end terrace property is exactly that. The main house has three bedrooms, bathroom and further shower room, with an Edwardian night bathroom en-suite to one of the rooms. Whilst number 41 is a blank canvas, which can either be incorporated into the main house, or STPP, become a wonderful holiday let* (See Agents Notes)

Property Description

Enter through the front door and into the small entrance lobby with slate floor tiles and steps to the door on the right, which opens into a dining hall with wide board Oak effect flooring, original fireplace, which we understand could be re-opened and a door which opens to reveal a hidden staircase, there is an under stairs cupboard and an original, corner cupboard, with shelving above. A small slope takes you into the retro 1950's styled kitchen, with deep Belfast sink, gas hob with electric under counter oven, space for a dishwasher. Shuttered windows. There is an entrance at the end of the kitchen to an inner lobby with Guest cloakroom on the left with corner shower cubicle, close coupled W.C. pedestal wash hand basin. Shelving and a leaded light window looking into the inner lobby. Boiler cupboard with further storage. Steps from the inner lobby lead to utility room area. Go back to the dining hall and take the dog legged stairs to the first floor, on the small landing there is small cupboard, on the left you enter into the Georgian first floor sitting room, with beamed ceiling and walls. There are two windows to front aspect with secondary glazing. On the right of the stairs you enter the 1920's part of the property which has two double bedrooms, it should be noted - that access to the second bedroom with fitted wardrobes and the Edwardian night bathroom, is through the first double bedroom. The stairs then rise again to the second floor, where you find the family bathroom with panelled bath with shower over, close couple W.C., pedestal wash hand basin. There is a velux window, offering natural light, a few further steps to the principle bedroom, with two front aspect windows, offering roof top views of Ludlow and beyond

Annexe

Back to the ground floor and there is a right of access to reach number 41. As you go down the access, there is a door marked the Gate House; enter this inner hall, which houses, a recycling cupboard and bike store. The inner hall could be used as a kitchen to number 41 or a reception room, the choice is yours. Quarry tiled flooring and an original fireplace. There is also a guest cloakroom with close couple W.C. pedestal wash hand basin. It is here one uses ones imagination, because as yet, the potential for this unconverted annexe is still to be realised. Take the stairs to the first floor and enter into the open plan kitchen/dining/lounge area. There is currently no kitchen installed, but the plumbing is in situ. The window once again has far reaching views. Stairs from the kitchen lead to a bedroom, where there is enough space to create a bathroom en-suite.

Garden

A pretty courtyard garden has been created by the current owner, with various seating areas, and fruit trees old and new, being apple, fig, pear and plum, raised beds and a sunken pond add to the charm, of this lovely cottage style garden.

Parking

The owner of these properties would need to acquire a residents permit, which is £100.00 per annum, and available from Shropshire Council

Services

The property has the benefits of mains gas, water and electricity, drainage is to the public sewer.

Tenure: Freehold

Council Tax band: B

Local authority

The Local Authority is Shropshire Council, Shire Hall, Abbey Foregate, Shrewsbury, SY2 6ND

Planning Department 0345 678 9004

Blue Badge Parking 0345 678 9014

Agents notes

There has been a positive pre - app in place to turn number 41 into a separate dwelling, which would need further planning applied for. The properties are Grade II listed and have Ancient Monument Status.

Please note documents available from the agents include copies of the Preliminary Design and Access Statement, Proposed Plans, Preliminary Heritage Impact Statement, Archaeological Watching Brief, PREAPP/21/00277, Determination of Application 21/03742/LBC and Landmark Information Envirosearch Residential Report Reference 272121866_1_1, dated 22 January 2021.

Location

The historic medieval market town of Ludlow is famous for local produce and gastronomy, and has a choice of supermarkets and local shopping, there is a market in the square six days a week and Ludlow Castle often plays host to festivals and theatre. The town has a rich historical heritage, the site of the property in Old Street is believed to have formed a block of tenement plots dating to the mid 12th century. Today Ludlow is well connected for travel, Ludlow Station has routes to Cardiff, Manchester Piccadilly, Milford Haven, Carmarthen and Holyhead. The A49 runs from Ross on Wye in Herefordshire to Bamber Bridge in Lancashire via Cheshire.

DIRECTIONS

On foot from the agents office, 5, High Street, Ludlow, SY8 1BS proceed in an easterly direction away from the Castle Square, pass two roads on the right, Raven Lane and Broad Street, at the black and white "The Fish Shop" and traffic light junction, turn right into Old Street, B4361, the premises will be seen on the left hand side after a few yards.



