



69, Lower Broad Street, Ludlow, SY8 1PH
Guide Price £400,000

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69, Lower Broad Street Ludlow

Step into a world where history meets modern elegance in this exceptional three-story period house, perfectly situated in one of Ludlow's most coveted streets. With its charming period features, thoughtful modern updates, and unbeatable location, 69 Lower Broad Street offers a unique opportunity to own a piece of Ludlow's rich heritage.

Ludlow is renowned for its historic architecture, vibrant food scene, and cultural heritage. Lower Broad Street is ideally situated, offering easy access to Ludlow Castle, the River Teme, and the town's array of independent shops, cafes, and restaurants. The property is also within walking distance of Ludlow railway station, providing regular services to Shrewsbury, Hereford, and beyond. NO ONWARD CHAIN.

FEATURES

- Semi-Detached Period House
- 3 Storey, 2 Double Bedrooms
- Full of Charm and Character
- Private Rear Garden
- Town Centre Location
- Permit Parking Available to Residents
- No Onward Chain

Material Information

Guide Price £400,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: B

EPC: D (61)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

This charming town centre home spans three storeys and features two spacious double bedrooms. Located on what is considered one of Ludlow's finest streets, the accommodation exudes character, showcasing numerous period features and is equipped with gas central heating. The versatile layout includes a Sitting Room and Bathroom on the first floor, Garden Room, Kitchen and Bedroom on the ground floor, and a Bedroom on the second floor. At the rear, there is a generous garden.

Property Description

Step into the entrance hall with stairs to first floor, and doorways leading to the kitchen and a reception room, currently used as a ground floor bedroom. This room boasts character features including a period fireplace and an exposed ceiling timber, double doors lead into the garden room overlooking the garden with conservatory blinds. A well-appointed kitchen offers planned space for modern appliances, wooden cabinetry provides ample storage, and a cozy breakfast area has space for table and chairs. The spacious and bright sitting room on the first floor boasts period features such as a traditional fireplace, and double glazed sash style windows overlooking the rear garden. Also on the first floor is the generous family bathroom, complete with a bathtub, pedestal wash basin and W.C. A comfortable double bedroom on the second floor is full of character and charm, having vaulted ceiling with exposed trusses, timbers and beams,

built-in wardrobes, en-suite W.C., wash basin and dual aspect windows.

Outside

The property benefits from a private, low-maintenance entrance to the front. Having a covered walkway with access to the rear garden where you will find a true gem, offering a tranquil and private outdoor space that feels like a secret garden. Enclosed and beautifully maintained, the garden features a charming garden arch draped with climbing plants creating a picturesque feature to the lawned area. The garden is adorned with an apple tree and fruit bushes, a variety of shrubs with floral and herbaceous beds that provide all year-round interest. Whether enjoying a morning coffee in the summerhouse, hosting a summer garden party, or simply unwinding after a long day, this garden offers a peaceful escape and a true connection to nature, right in the heart of town.

Services

We understand the property benefits from mains electricity, mains water, mains drainage, Gas-fired central heating to radiators, windows are largely double glazed.

Broadband Speeds

Basic: 17 Mbps | Ultrafast: 1000 Mbps

Local Authority

Shropshire Council

Council Tax Band: B





Tenure

We understand the property is freehold.

Agents Note

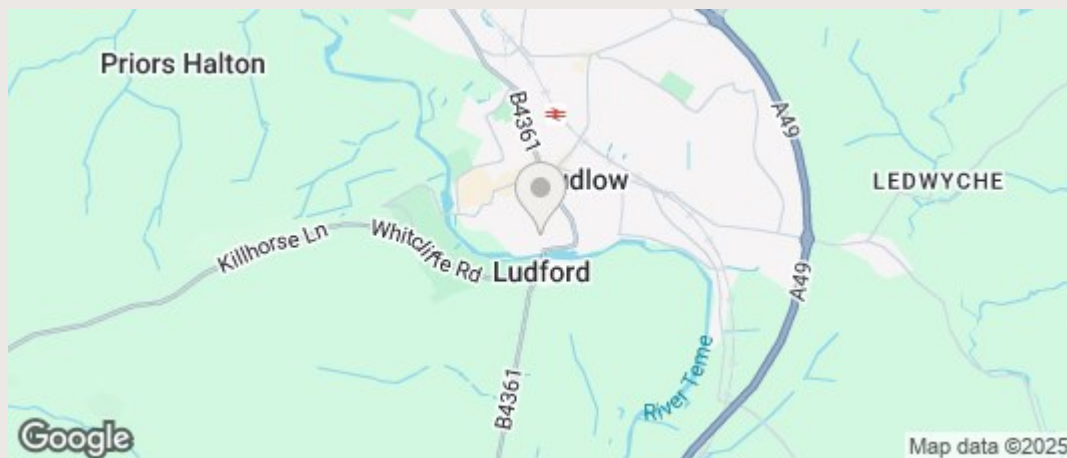
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Viewing Arrangements

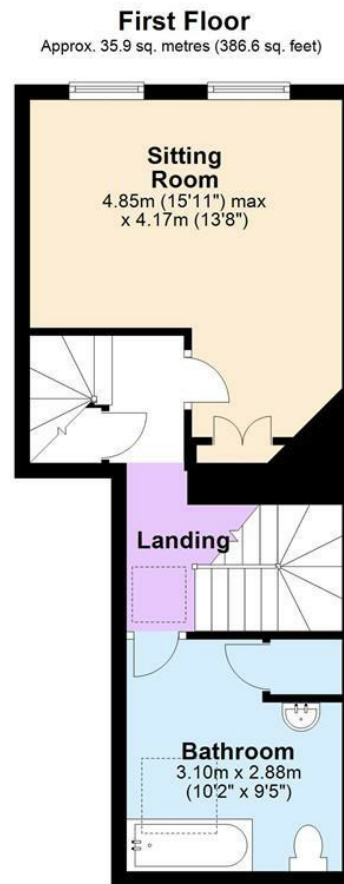
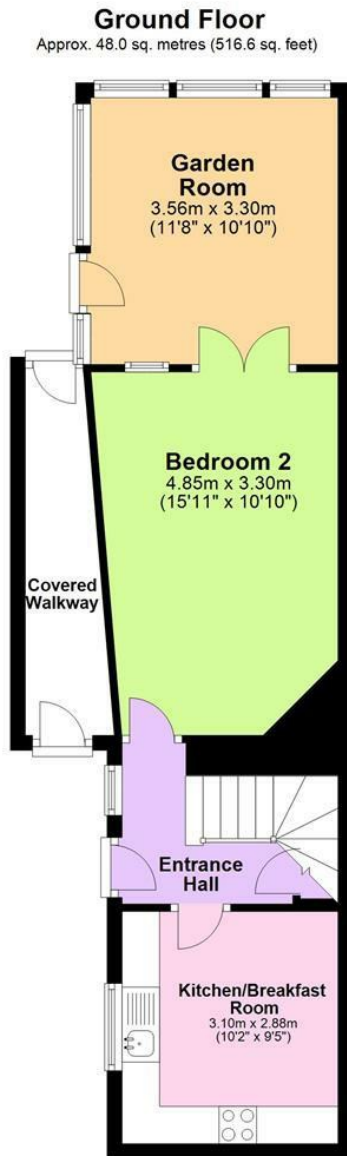
Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874 450 Email: ludlow@cobbamos.com

DIRECTIONS

Head southeast on foot along High Street, Ludlow towards King Street. Continue straight as the road turns into Bull Ring. At the junction, take a slight right onto Broad Street. Walk down Broad Street, passing under the Ludlow town gate. Continue along, number 69 will be on your right, through black wrought iron gate.







Total area: approx. 106.5 sq. metres (1145.8 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

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.

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