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LAND & NEW HOMES

3, Bell Lane, Ludlow, SY8 1BN
Price £295,000

3 Bell Lane Ludlow

3 Bell Lane is a delightful Grade II-listed cottage, full of period charm, tucked just off the historic streets of Ludlow. Offering three storeys of thoughtfully arranged accommodation, this property is ideal for buyers who appreciate character, convenience, and a touch of heritage.

The building is of significant architectural interest as a Grade II-listed property, with Bell Lane's historic houses dating back to earlier centuries. Number 3 forms part of a pair of roughcast, tile-roofed cottages that retain notable period features. Known locally as Clee Cottage, the home has been sympathetically modernised to provide comfortable living while preserving its distinctive heritage and character.

- Charming Grade II-listed, three-storey period cottage
- Located in the heart of Ludlow's historic town centre
- Beautifully maintained, combining character with modern comforts
- Two comfortable bedrooms (plus flexible space)
- Delightful walled courtyard garden
- Gas central heating
- Viewing highly recommended

Material Information

Price £295,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: B

EPC: (null)

For more material information visit www.cobbamos.com

Listed Building
Energy Performance Certificate
Not Required

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

This Grade II-listed cottage provides a rare combination of historic charm and modern day comfort, perfectly positioned in one of Ludlow's most desirable locations. Featuring gas-fired heating, a contemporary kitchen and bathroom, and an abundance of character details throughout, it offers an exceptional opportunity to own a beautifully balanced period home.

Property Description

Ground Floor

A quaint entrance porch leads into a warm and characterful living room, where an exposed brick-arched fireplace and a Clearview wood-burning stove create a cosy, inviting atmosphere, perfect for relaxing evenings. The kitchen is stylishly fitted with modern units and integrated appliances, offering a practical and efficient layout. Adjacent to this is a well-appointed shower room that blends traditional design with contemporary finishes.

First Floor

A generous landing provides access to the principal bedroom, which features built-in wardrobes. The landing itself offers useful flexibility and could easily serve as a small study or reading area.

Second Floor

The top floor hosts a second double bedroom, offering excellent versatility. This space could function as an additional bedroom, a comfortable sitting room or even a home office.

Outside

To the rear of the property lies a charming walled courtyard garden, providing a secluded and attractive outdoor haven. Whether used for potted plants, al fresco dining or simply unwinding in a private setting, it is a delightful feature of the home.

Location

Situated just off the town centre, Bell Lane is steeped in Ludlow's heritage. The home is within walking distance of Ludlow's renowned castle, medieval streets, independent shops, cafes, and award-winning restaurants. Ludlow is highly regarded for its architecture, food culture, and community feel, making this location highly desirable.

The town also provides good transport links, with easy access to Shrewsbury, Hereford, and surrounding areas.

Broadband Speeds

Estimated Broadband Speeds: - Basic 17 Mbps | Superfast 80 Mbps | Ultrafast 1800 Mbps

Services

We understand the property has mains water, gas, electricity and drainage connected.

Local Authority

Shropshire Council
Council Tax Band: B

Tenure

We understand the property is freehold.

Flood Risk

Rivers and the sea: Very low risk.

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

From the Cobb Amos High Street Office, walk towards the market and turn left onto Raven Lane. Continue down this road before turning next left onto Bell Lane, the property will be on your right hand side before the junction with Broad Street.



