



10, Upper Linney, Ludlow, SY8 1EF
Price £325,000

COBB
AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

10, Upper Linney Ludlow

Located in the picturesque market town of Ludlow, 10 Upper Linney offers a rare opportunity to own a beautifully preserved piece of history. This period cottage, brimming with character, is ideally situated within walking distance of Ludlow's historic town center, known for its independent shops, cafés, restaurants, and the famous Ludlow Castle.

This deceptively spacious Grade II listed Victorian property offers a fantastic home with views across the landscape to Bromfield and beyond, offered with No Onward Chain, and highly recommended for internal viewing.

FEATURES

- Central Town Location
- Victorian Terraced House
- Well Presented with Character Features
- Reception and Kitchen
- Two Double Bedrooms + Loft Room
- Bathroom and Downstairs W.C.
- Far-Reaching Views
- Small Private Courtyard
- No Onward Chain
- Viewing Essential

Material Information

Price £325,000

Tenure: Freehold

Local Authority: Shropshire

Council Tax: B

EPC: (null)

For more material information visit www.cobbamos.com

ENERGY PERFORMANCE
CERTIFICATE NOT
REQUIRED ON LISTED
BUILDINGS



Introduction

A delightful Grade II listed period property dating back to the 18th century, offering an array of character features combined with modern comforts. Upper Linney is a fantastic street providing a glimpse into the historic nature of Ludlow town Center and is literally a few minutes walk to the market square. This period cottage, brimming with character, offers a unique opportunity to own a delightful home in one of Shropshire's most sought-after towns. 10 Upper Linney awaits its next chapter, internal viewing is highly recommended.

Description

Coming through the front door with its glazed transom window, the Harlequin tiled entrance hallway is well lit and immediately on your right is the kitchen. Fitted with a selection of painted base units and a solid wooden counter top housing an inset Belfast sink and an induction hob above a conventional single oven. There is a tiled splashback above the counter tops and this frames the sash window between the wall dresser, plate rack units and stainless steel extractor hood. The kitchen has ample space for a table and chairs as well as a freestanding fridge. The lovely and very well proportioned living room has a chimney breast with a feature fireplace housing a gas flame effect fire and fitted shelving storage to one side. It is tastefully decorated with stripped wooden floorboards. Off the hallway there is a small cloakroom which provides access (through a part glazed single door) to the rear enclosed courtyard, which is perfect for enjoying a morning coffee.

Upstairs to the first floor there is a

spacious landing with a wall hung central heating boiler, off which are all of the rooms. There are two good sized double bedrooms, both with decorative cast iron fireplace surrounds and sash windows giving even more stunning views over the rooftops to the countryside beyond the town. The main bathroom has a sash window overlooking the courtyard and is fitted with a walk in double shower cubicle as well as a lovely slipper bath. A drop down loft ladder (from the landing) provides access up into the attic space, which is partially separated by the chimney breast into two areas. There is a limit to head height, but the attic is boarded and carpeted with a Velux window to each space and there is a wealth of exposed brick work and the timber frame supporting the original roof structure.

Outside Space

There is a very compact enclosed courtyard, which could accommodate a small cafe style patio set. Although there are areas of public recreational space very near by.

Location

Ludlow is a picturesque town in South Shropshire, celebrated for its rich history, culinary festivals, and surrounding scenic countryside. 10 Upper Linney enjoys close proximity to all town amenities, including popular local schools, markets, and the well-preserved Ludlow Castle. The property is also well-connected, with easy access to Ludlow's train station and major road links.

Services

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





Broadband Speeds

Estimated Broadband Speeds: - Basic 17 Mbps | Superfast 80 Mbps | Ultrafast 1000 Mbps

Local Authority

Shropshire Council

Council Tax band: B

Tenure

We understand the property is freehold.

Flood Risk

Rivers and the sea: No 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.

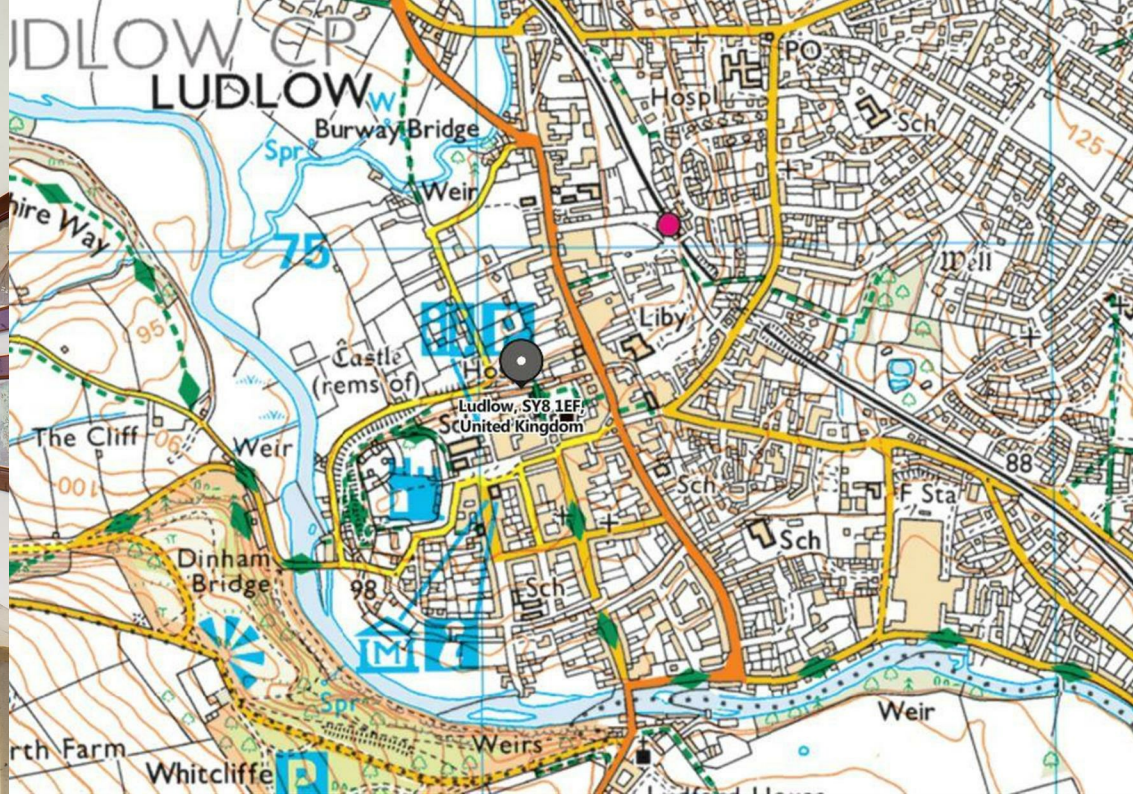
Viewing Arrangements

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

DIRECTIONS

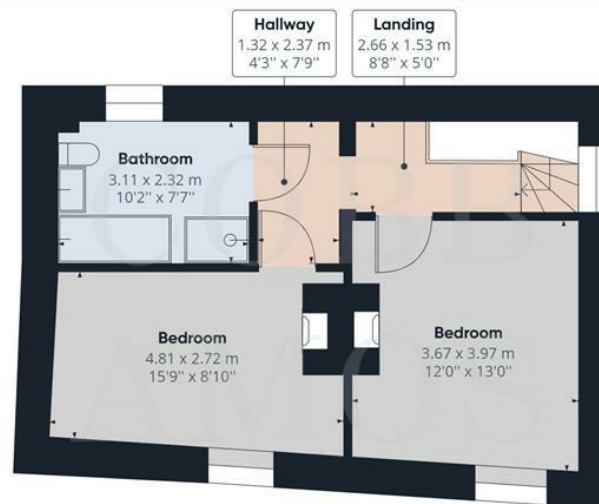
Upper Linney is located below the Castle Street Car Park in the town centre, and accessed off College Street beside St Laurences Church.



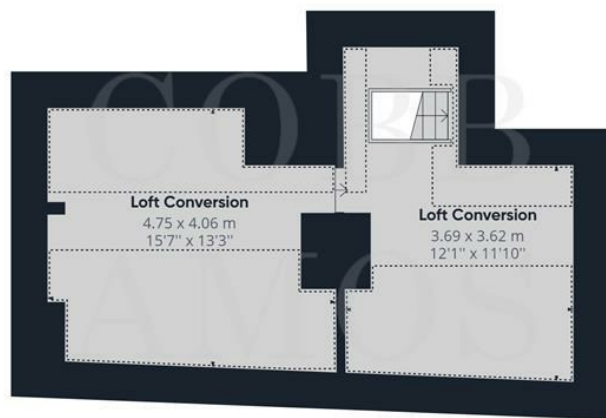




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

1202.61 ft²

111.73 m²

Reduced headroom

235.24 ft²

21.85 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.

COBB AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007

hereford@cobbamos.com

14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310

leominster@cobbamos.com

2 Broad Street, Leominster, HR6 8BS

Ludlow

Telephone: 01584 874450

ludlow@cobbamos.com

5 High Street, Ludlow, SY8 1BS

Land & New Homes

Telephone: 01584 874450

landandnewhomes@cobbamos.com

5 High Street, Ludlow, SY8 1BS

Knighton

Telephone: 01547 529907

knighton@cobbamos.com

22 Broad Street, Knighton, LD7 1BL

Lettings

Telephone: 01432 266007

lettings@cobbamos.com

14 King Street, Hereford, HR4 9BW

Head Office

Telephone: 01568 605300

hello@cobbamos.com accounts@cobbamos.com

First Floor Executive Suite, Easters Court, Leominster, HR6 0DE