



26, Mill Street, Ludlow, SY8 1BG  
Offers In The Region Of £400,000

COBB  
AMOS

SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES





## 26, Mill Street Ludlow

Sitting in the heart of the historic market town of Ludlow, 26 Mill Street is a charming and characterful Grade II listed property that combines traditional elegance with modern convenience. Located on one of Ludlow's most sought-after streets, it's just a stone's throw away from the town's bustling centre and rich cultural heritage.

This delightful property is perfect for a range of buyers seeking an ideal retreat, permanent residence or business opportunity as a holiday let. This well-maintained property is waiting for its next custodian, it's in a prime location with excellent access to the town's vibrant amenities and stunning countryside.

### FEATURES

- Prime Town Centre Location
- Spacious, Beautifully Presented Accommodation
- Historic Charm with Period Features
- Two Reception Rooms, Two Double Bedrooms
- Two Bathrooms
- No Onward Chain



### Material Information

**Offers In The Region Of** £400,000

**Tenure:** Freehold

**Local Authority:** Shropshire

**Council Tax:** C

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Energy Performance  
Certificate not required  
on Listed Buildings



**Introduction**

Offered with no upward chain, this beautifully presented 17th Century townhouse has two bedrooms, two bathrooms, two reception rooms, kitchen and is situated in the heart of Ludlow town centre. It has been successfully run for the past few years as a holiday cottage.

Ludlow is famed for its vibrant culture, excellent food scene, and rich history. 26 Mill Street offers the perfect balance of peaceful living and easy access to everything this wonderful town has to offer.

**Property Description**

Go down the pretty beamed alleyway and open the front door on the right hand side and enter the charming world of Mill Street. Enter the hallway and opposite is the door to the dining room/snug, there is space for table and chairs. A sofa and comfy chairs are seated around the attractive inglenook fireplace with a log burning stove. The firewood is stored in the cellar, accessed from a door in the hallway. The door to the left of the fireplace leads to a well fitted kitchen: Floor and wall units are in addition to attractive open shelving, fitted cooker with induction hob, integral dishwasher and under counter fridge and washing machine. The window overlooks a private courtyard, with rear access door.

The first floor is accessed from the hall and leads to a charming sitting room, with original decorative fireplace, elm floorboards, and views over the pretty Mill Street with its mixture of architecture. Also on this floor is a large bathroom with Heritage style roll top bath with ball and claw feet, telephone style mixer taps which also provide overhead shower, pedestal wash hand basin and low-flush W.C. The walls are tiled with bespoke Mediterranean tiling giving the bathroom a feeling of opulence. Further stairs from the landing wind their way to the second floor and two double bedrooms, the master having an en-suite shower room. The property is laced with original and charming features and is bedecked with oak beams to both walls and ceilings. Internal viewing is highly recommended

**Services**

We understand the property has Mains electricity, gas, water and drainage connected.  
Gas central heating  
Sky Satellite Dish

**Location**

Mill Street is located in the heart of Ludlow's thriving town centre and within the Old Town Walls. Being on the doorstep to the town centre you will find a range of independent traders, shops and cafés with frequent open air markets, food festivals, events and the infamous Castle. Regarded as one of the best "foodie" towns in the country, and with some of the most beautiful buildings anywhere, which showcases how building forms have developed from the medieval period through to the 18th and 19th Century.

Transport facilities are brilliant with good road and rail links to all major towns and cities. Shrewsbury to the north and Hereford to the south are located approximately 25/30 miles away and offer extensive entertainment and leisure facilities and a wide range of national and chain stores. There is on-street parking outside the property for permit holders only. Permits are available through the local authority, at a cost of £100 per car, 200 hours of visitors parking can be obtained from Shropshire County Council at the cost of £5.00. The property is listed Grade II and located in Ludlow's Conservation area.

**Local Authority**

Shropshire Council

Previous Council Tax Band: C - band deleted as converted to holiday let in 2017 and is now registered for business rates. Vendor currently falls below the level for making any payments. Please call agent to discuss

**Tenure**

We understand the property is Freehold.

**Flood Risk**

Rivers and the sea: No risk.









## Broadband

Estimated broadband speeds are: -

Basic | 17 Mbps - Superfast | 80 Mbps - Ultrafast | 1000 Mbp

## 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

Turn right out of the Cobb Amos Ludlow office, cross the Market Square, turn left into Mill Street and follow the road through to the lower half. The Property will be found on the right hand side through a beamed alleyway. The door to the property will be found on the right on entering the alley way.

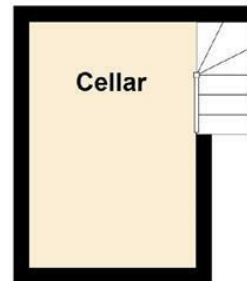




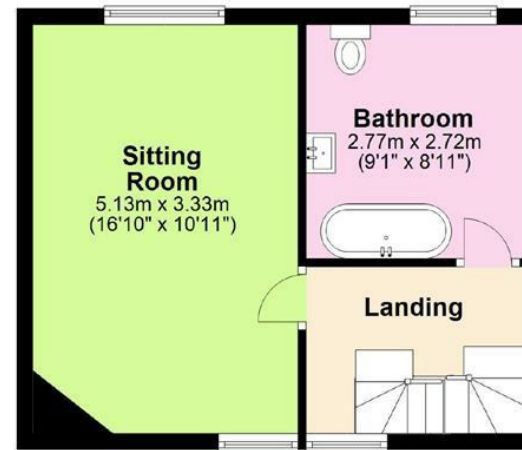




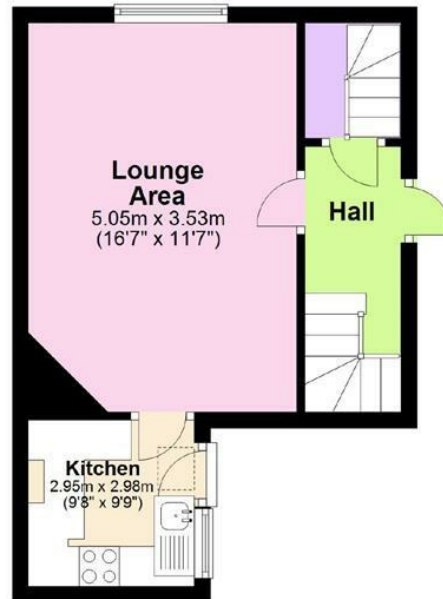
### Basement



### First Floor



### Ground Floor



### Second Floor



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.

# COBB AMOS

SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES

## Hereford

Telephone: 01432 266007  
hereford@cobbamos.com  
14 King Street, Hereford, HR4 9BW

## Ludlow

Telephone: 01584 874450  
ludlow@cobbamos.com  
5 High Street, Ludlow, SY8 1BS

## Lettings

Telephone: 01432 266007  
lettings@cobbamos.com  
14 King Street, Hereford, HR4 9BW

## Leominster

Telephone: 01568 610310  
leominster@cobbamos.com  
5 Broad Street, Leominster, HR6 8BS

## Knighton

Telephone: 01547 529907  
knighton@cobbamos.com  
22 Broad Street, Knighton, LD7 1BL

## Land & New Homes

Telephone: 01584 700648  
landandnewhomes@cobbamos.com  
5 High Street, Ludlow, SY8 1BS

## Head Office

Telephone: 01568 605300  
hello@cobbamos.com    accounts@cobbamos.com  
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS



[www.cobbamos.com](http://www.cobbamos.com)