SAMUEL WOOD

The Maples, 39 Gravel Hill, Ludlow, Shropshire, SY8 1QR

Offers Over £475,000

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Ludlow, Shropshire, SY8 1QR

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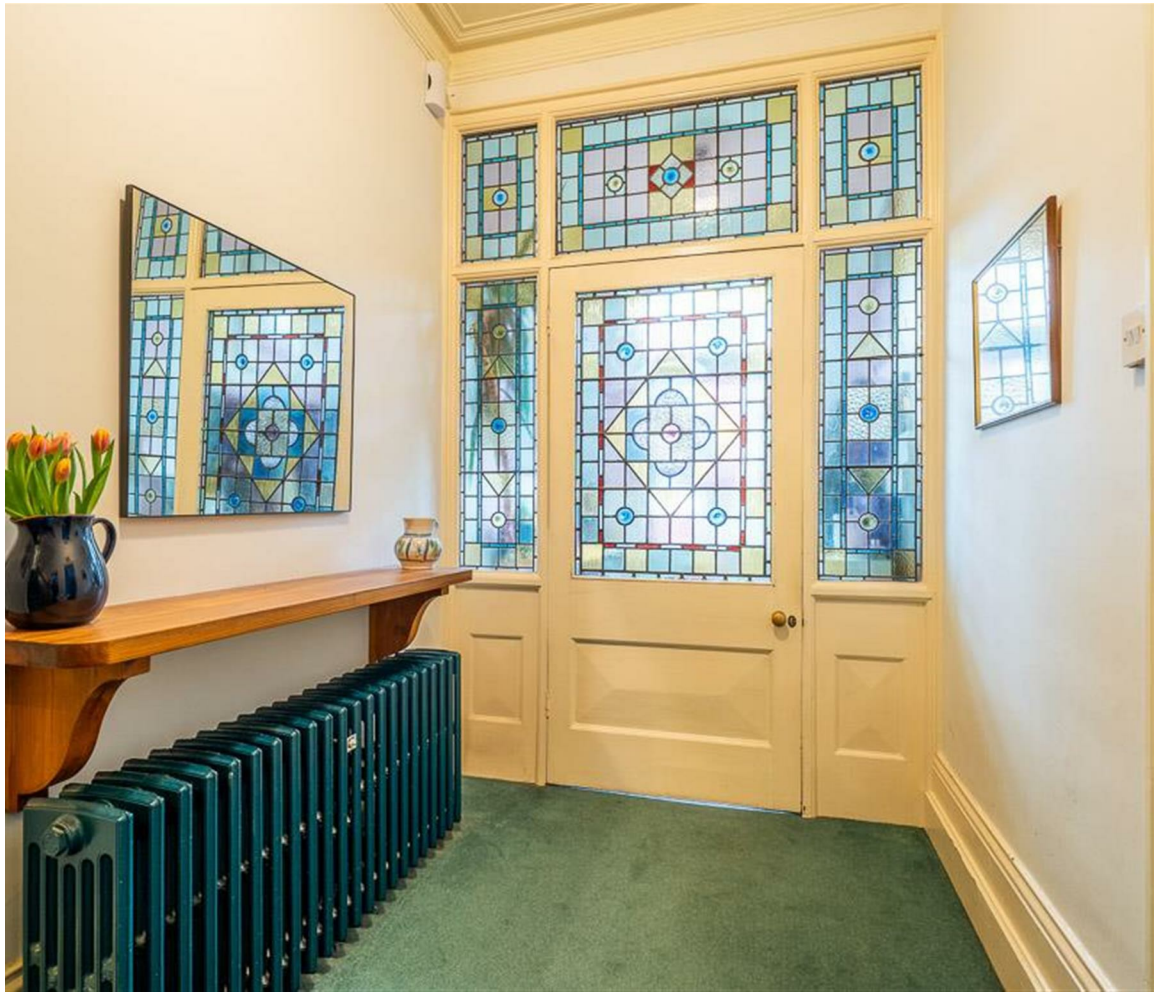
- Victorian town house
- Short walk into town
- Fine views to rear
- Modern creature comforts
- A home that must be viewed
- Over 3,000 square feet
- Good sized rear garden
- Many period features
- Two woodburning stoves and Aga

This most attractive well presented townhouse having adaptable accommodation featuring up to 6 bedrooms, 2 reception rooms, kitchen/breakfast room with Aga, three cellar rooms, utility and cloakroom. The property blends modern creature comforts with character features of the period, two woodburning stoves and good sized and delightful gardens. Ludlow's historic town centre is a short walk and Ludlow Castle, St Lawrence's Church and hillside views can be enjoyed to the rear. NO ONWARD CHAIN.

Location

A five minute walk will take you into Ludlow's historic town centre with its excellent range of facilities and a mainline railway station being only a 2 minutes walk



Accommodation

A feature of this home is the lovely high ceilings and well proportioned rooms to include an entrance porch with stained glass door and window into an impressive entrance hall with doored staircase to a three roomed cellar.

Two grand reception rooms are on the ground floor. The living room sits to the frontage with a large bay window, exposed floorboards and a beautiful fireplace with woodburning stove. The sitting room has a window to the rear with a fine view to the surrounding hills, again with a feature fireplace, woodburning stove and period cupboards.

Sitting at the rear of the property is a spacious kitchen/breakfast room with feature Aga range and an AGA cooker for use in the summer months, ample room for table and chairs, excellent range of handmade base cupboards, wood block works surfaces and an opening through into a utility area and cloakroom with WC.

A period staircase rises to the first floor landing with four bedrooms on this floor including two large doubles both having attractive fireplaces and both having fitted wardrobes, bedroom 3 has a large window to the rear with view of St Lawrence's church, Ludlow Castle and surrounding hills. There is a further small single bedroom 4 and a luxurious re-fitted bathroom incorporating freestanding bath, shower cubicle, wash hand basin and WC, all in white.

The second floor landing gives access to 2 further double bedrooms both with cast-iron fireplaces, the rear room having phenomenal far reaching views. Bathroom 2 with modern fitment of WC, wash handbasin with vanity cupboard, panelled bath and separate shower cubicle.

Outside

The property is approached via brick pillars and wrought iron gateway across a bricked pathway leading to the front door. The front garden is enclosed with wrought iron railings to the front elevation.
To the rear and directly nearest the house there is a small yard and useful outside store. This in turn leads to the largest section of garden, which is enclosed by hedging and fencing aiding privacy. The garden enjoys views across the rooftops and is mature with a selection of trees, plants, shrubs and a useful garden shed.

Agents Note

As is common with older terraced houses there is a right of access across the rear of the terrace. However, there is no public right of way.

Services

Mains gas, electric, water, drainage. gas fired heating to radiators and two woodburning stoves, gas fired Aga in kitchen

Broadband Speed: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.

Directions

As you leave Ludlow town centre following Gravel Hill, the property will be found on the left-hand side as indicated by the agents For Sale sign, just after the turn for St Julian's Avenue.

Floor Plans

Cellar
Floor area 61.7 sq.m. (664 sq.ft.)

Ground Floor
Floor area 90.7 sq.m. (977 sq.ft.)

First Floor
Floor area 82.4 sq.m. (887 sq.ft.)

Second Floor
Floor area 57.5 sq.m. (619 sq.ft.)

Total floor area: 292.4 sq.m. (3,147 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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