



## 12 Chapel Row

Ludlow, SY8 2NL

Andrew Grant

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**2 Bedrooms   1 Bathroom   1 Reception Room**

Charming mid terrace home with cottage character, smart kitchen and secluded garden.

- Attractive two bedroom mid terrace home featuring a comfortable layout across two floors
- Highlights include an attractive brick-built porch, cosy living room with wood burning stove and a country style kitchen with butler sink and range cooker
- Beautiful landscaped garden with gravel path, raised beds, mature planting and a decked seating area
- A charming front courtyard with picket fencing and porch gives the home kerb appeal and extra seating space
- Situated in Ludlow, an historic market town known for its castle, independent shops and cafes, with easy access to local amenities and countryside walks

This delightful mid terrace home offers well planned accommodation arranged over two floors. Entering through a traditional stable door, you are greeted with a charming porch, ideal for storage and muddy boots. A welcoming living room centres on a wood burning stove, creating a snug retreat, while the neighbouring kitchen is fitted with shaker style cabinetry, wooden worktops and a butler sink. Upstairs there are two bedrooms, one generous double and a versatile second bedroom or study, served by a bathroom with bath, shower over and tiled walls. Outside, a private landscaped garden with decked seating area provides a tranquil spot for relaxation, complemented by a fenced courtyard at the front.

**542 sq ft (50.3 sq m)**





## The kitchen

The kitchen is designed for cooking and casual dining, with everything close to hand. Cream shaker style units are paired with wooden worktops, a butler sink and colourful tiled splashback. There is space for appliances, open shelving for crockery and a window and door opening out to the rear.





## The living room

At the centre of the home, the living room offers a comfortable place to relax and entertain. A wood burning stove set within the chimney breast on a tiled hearth adds character and warmth. A window faces the front, next to the main entrance, and the open staircase rises to the first floor.





## The porch

A particular feature of this charming cottage is the attractive brick-built porch with traditional exterior stable door, creating a practical and welcoming entrance space. During the warmer months, the stable door allows for a wonderful through-draft to circulate through the cottage, keeping the interior fresh and airy while ensuring pets and young children remain safely enclosed. The porch also provides valuable year-round storage for prams, muddy boots, coats and outdoor equipment, making it as functional as it is characterful.



## The primary bedroom

The primary bedroom provides a generous double sleeping space on the first floor. A large window overlooks the front garden, and the room features a softly sloping ceiling. There is ample room for wardrobes or a dressing table and easy access to the landing and bathroom.



## The second bedroom/study

Currently used as a study, the second bedroom offers a flexible space for working or sleeping. It enjoys a window with views to the rear and a high ceiling. A traditional panelled door opens to the landing, and there is room for a single bed or desk.



## The bathroom

Serving the bedrooms, the bathroom provides a fresh and functional space to unwind. The white suite includes a panelled bath with shower over and screen, a pedestal wash basin and a WC, set against fully tiled walls with a subtle decorative border.



## The garden

Outside, the garden offers a tranquil retreat for alfresco living. The space is designed with gravelled seating areas, raised planters and mature shrubs, leading to a decked terrace at the far end. Picket fencing, small lawned areas and trees provide privacy and shelter, while a gate connects to the front courtyard.



## Location

Ludlow is a renowned market town in south Shropshire, celebrated for its medieval castle, independent shops, markets and eateries. Chapel Row enjoys a convenient position within the town, allowing residents to reach amenities on foot while still being close to riverside and countryside walks. The community benefits from a train station with services to Shrewsbury, Hereford and beyond, as well as road links via the A49 to the wider region. There are primary and secondary schools nearby, along with regular festivals and events that make Ludlow a vibrant place to live.

## Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Three, EE, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

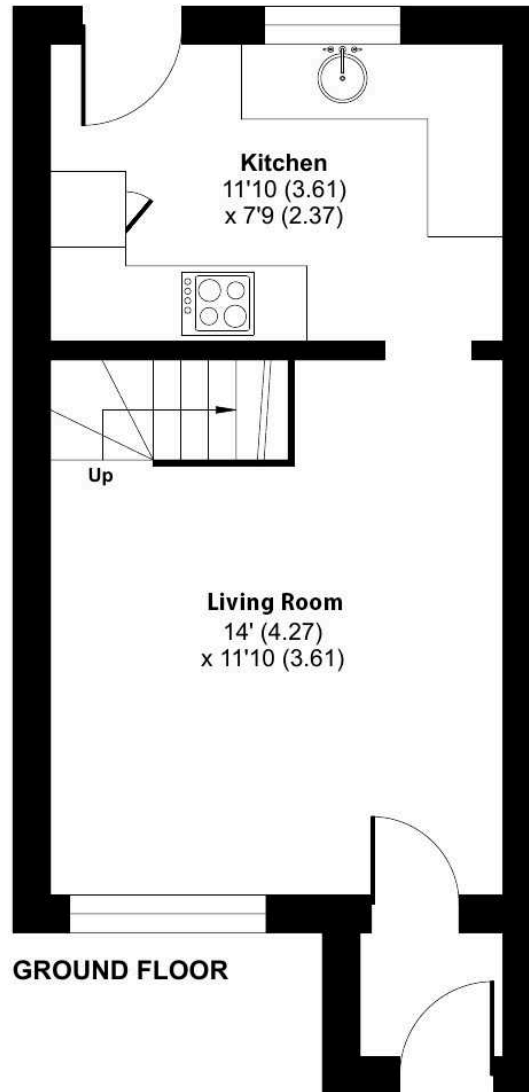
The Council Tax for this property is Band A



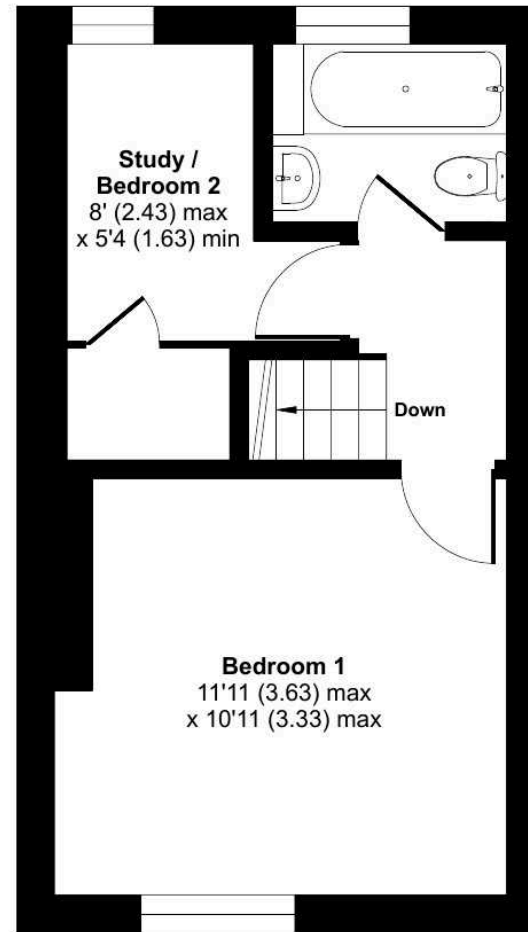
# Chapel Row, Ludlow, SY8

Approximate Area = 542 sq ft / 50.3 sq m

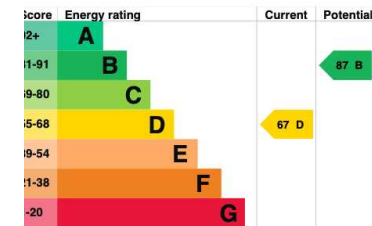
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Andrew Grant. REF: 1463934



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