



SAMUEL WOOD

Post Horn Cottage Broad Street, Ludlow, SY8 1NG  
Offers In The Region Of £270,000





This Grade II listed 3-bedroom property is nestled just off Broad Street in the heart of Ludlow's historic town centre. This inviting property features central heating and a well-designed layout, including a welcoming reception hall, a cozy living room, kitchen. The accommodation boasts two double bedrooms, a stylish bathroom, and a versatile third bedroom that can also serve as an office. Outside, residents can enjoy a delightful courtyard garden, perfect for relaxation and outdoor activities. With its prime location and comfortable amenities, Post Horn Cottage is an ideal home for those seeking a blend of history and modern living in Ludlow. EPC - Exempt



- Town Centre Location
- 3 Bedroom Property
- Gas Central Heating
- Courtyard Garden

Front door opens into

## Reception Hall

## Living Room

Having brick feature fireplace with flagstone hearth and open fire, wall mounted radiator and 2 windows to side elevation.

## Kitchen

Having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks. There is a single bowl sink and drainer unit, planned space for cooker with extractor positioned above and planned space for washing machine and fridge. In here is also the Worcester Bosch gas fired combi boiler and window to rear elevation.

## First Floor Landing

Having wall mounted radiator

## Bedroom 1

Having wall mounted radiator and window to side elevation.

## Bedroom 2

Having wall mounted radiator and window to side elevation

## Bathroom

Having suite in white of wc, pedestal wash hand basin and bath with electric shower fitted over, wall mounted radiator and window to frontage.

## Second Floor Landing

Having door into airing cupboard and shelving fitted

## Bedroom/Second Reception Room

Having wall mounted radiator, door into storage cupboard and window to side elevation.

## Outside

Outside the property has lovely private courtyard garden.

## Services

Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators. Broadband speeds – Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps. Flood Risk – Very Low.

## Local Authority

Shropshire Council

Council Tax Band – B

## Tenure

The property is Freehold

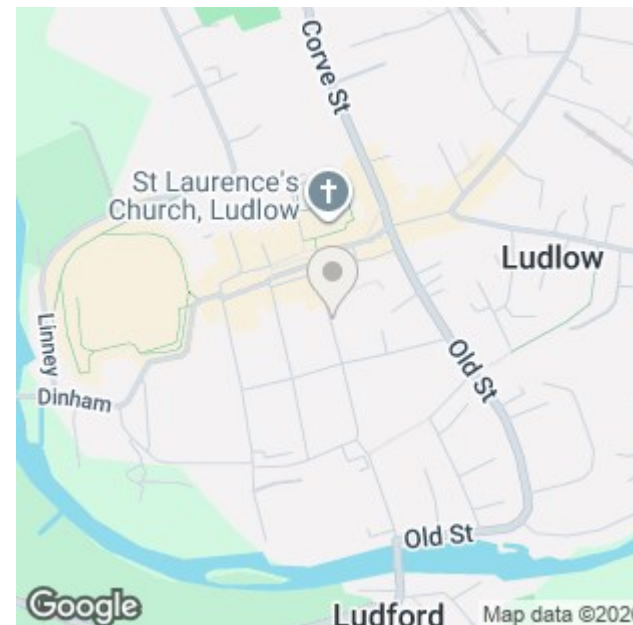
## To View This Property

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

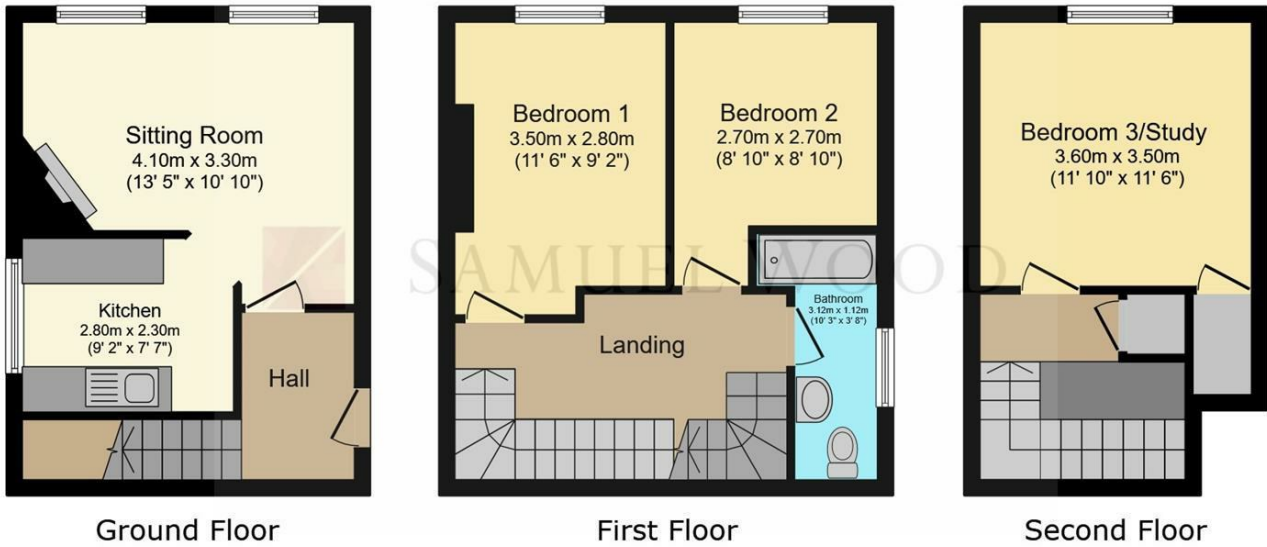
Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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Floor Plans



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](http://www.Propertybox.io)

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