



SAMUEL WOOD

Nelson Cottage Rock Green, Ludlow, SY8 2DS

Offers Over £475,000



Nelson Cottage

Rock Green, Ludlow, SY8 2DS



- 5 Bed Detached House
- Garage & Driveway Parking
- 2 Reception Rooms
- Huge B&B or Generational Family Living Potential
- Front & Rear Gardens
- Edge of Town Location

Nestled on eastern outskirts of Ludlow, this impressive detached house which was formally used as a B&B offers a perfect blend of comfort and potential. With 4/5 spacious bedrooms and 4 well-appointed bathrooms, this property is ideal for families seeking ample living space. The 2/3 reception rooms provide versatile areas for relaxation and entertainment, making it a wonderful home for gatherings with family and friends.

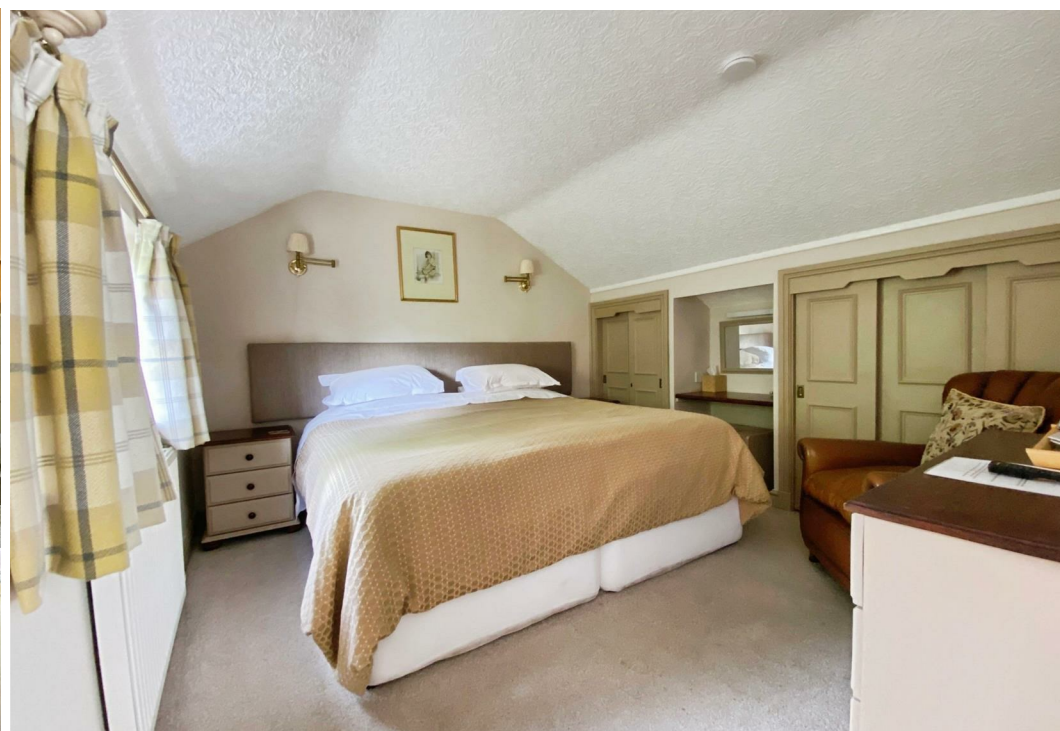
The property boasts generous parking facilities, accommodating up to six vehicles, which is a rare find in this type of location. The garage and driveway parking enhance convenience, ensuring that you and your guests can come and go with ease.

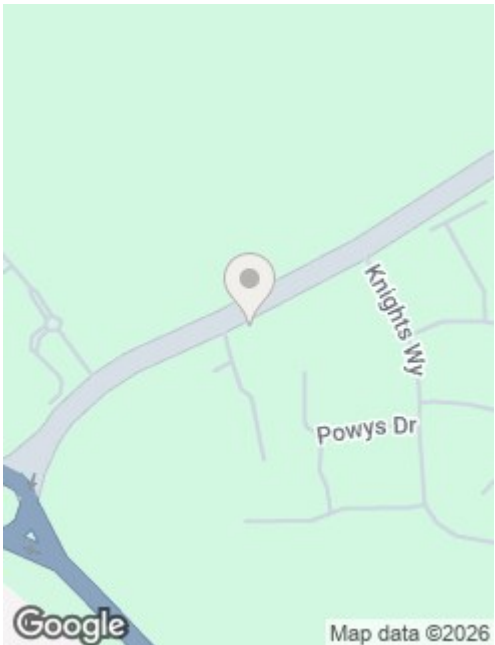
Set on the edge of town, this home enjoys a being close to local amenities. The beautifully maintained front and rear gardens offer a delightful outdoor space for children to play or for you to unwind in the fresh air.

This property not only serves as a fantastic family home but also presents an exciting opportunity for those considering income potential as a holiday rental. With its spacious layout and desirable location, it is well-suited for attracting visitors looking to explore the historic charm of Ludlow.

In summary, this detached house is a remarkable find, combining comfort, convenience, and potential in one appealing package. Whether you are looking for a family residence with a separate accommodation potential if required for generational family or an investment opportunity, this property is certainly worth your consideration.







Directions

What3words ///slurping.asterisk.beast

Services: We understand that the property has Oil fired heating, mains electric, Mains water, private drainage via. septic tank.

Broadband Speed: Basic 13Mbps, Superfast 55Mbps

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 craven arms office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of office enquiries please phone Andrew Cadwallader on 07974 015764



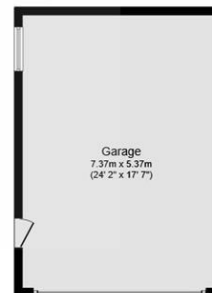




Ground Floor
Floor area 107.8 sq.m. (1,161 sq.ft.)



First Floor
Floor area 61.8 sq.m. (665 sq.ft.)



Garage
Floor area 39.5 sq.m. (425 sq.ft.)

Total floor area: 209.1 sq.m. (2,251 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

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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