



**22 New Street**

Ludlow, SY8 2NQ

**Andrew Grant**

# 22 New Street

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**2 Bedrooms   1 Bathroom   1 Reception Room**

Charming two bedroom terraced home with cosy living space, country style kitchen, impressive loft room and long rear garden, tucked away in the heart of historic Ludlow.

- Characterful terraced home blending period charm with modern updates across three floors
- Spacious traditional kitchen fitted with cream cabinetry, range cooker and checkerboard tiles, offering room for dining
- Long garden with raised timber deck, lawns and mature hedging, providing ample space for relaxation and play
- Versatile top floor loft room with exposed brick chimney breast, twin Velux windows, built-in eaves storage and endless potential as a home office, creative studio, snug or occasional guest space.
- Conveniently located on historic New Street, a short walk from Ludlow town centre amenities, schools and transport links

Set along picturesque New Street, this attractive terraced home offers well arranged accommodation over three floors. The ground floor centres on a cosy living room with exposed brick fireplace leading to a spacious country style kitchen that features cream cabinets and a range cooker with brick arch. A bathroom sits to the rear. Upstairs are two double bedrooms and a top floor loft room boasting Velux windows and exposed brickwork. Outside, a raised timber deck steps down to a long lawned garden with hedging and fencing. Located within easy reach of Ludlow's renowned shops, cafés and castle.

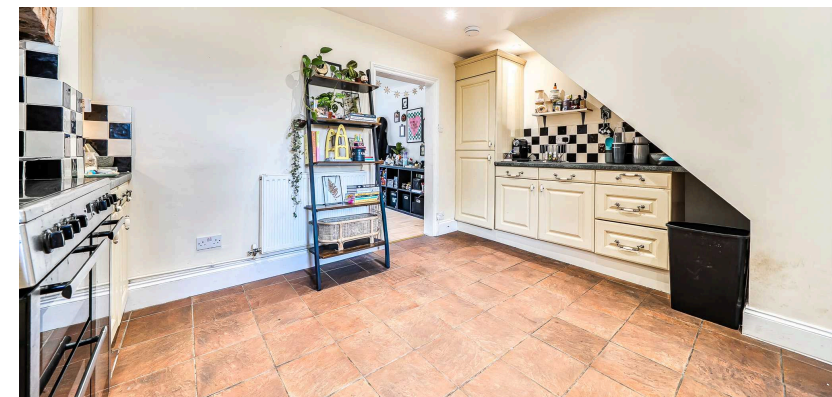
**854 sq ft (79.3 sq m)**





## The kitchen

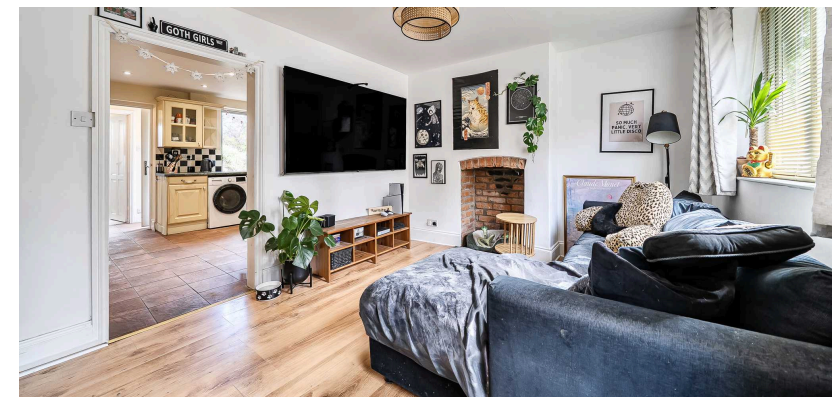
The kitchen provides a homely hub for cooking and dining. Cream panelled cabinets and dark worktops wrap around the room and are centred on a range cooker set beneath a rustic brick arch with a chequered tile surround. A window above the sink overlooks the garden, further storage continues under the stairs, and there is space for a dining table.





## The living room

This welcoming living room is ideal for relaxing or entertaining. A deep brick inglenook fireplace forms the focal point and provides a cosy alcove. A wide front window and half glazed front door bring in the street view and there is a wide opening through to the kitchen. The room comfortably accommodates sofas and additional furniture.





## The primary bedroom

This generous primary bedroom is located on the first floor and easily accommodates a double bed alongside desks or wardrobes. A window looks over the garden and the room retains character with original timber floorboards.



## The second bedroom

The second bedroom is a versatile space suited to a single bedroom, study or dressing room. A casement window offers an outlook over the garden and there is a built in cupboard for storage. Neutral walls make it easy to personalise this useful room.



## The loft space / bedroom

Occupying the top floor, the loft space has a unique feel. Sloping ceilings and twin roof windows create a sense of space and charm, while an exposed brick chimney breast adds character. Low level eaves cupboards provide built in storage. This versatile room could easily be used as a home office, teenagers hang-out or an additional sleeping space.



## The bathroom

The bathroom is located on the ground floor and combines bathing and shower facilities within a practical layout. A modern P shaped bath features a mixer tap and wall mounted shower with curved glass screen against mosaic tiled walls. A pedestal wash basin sits opposite and a tall built in cupboard provides space for towels and toiletries. Tiled flooring ensures easy maintenance and ventilation is provided by a wall outlet.



## The garden

The rear garden is an impressive length for a terraced home. Immediately outside the back door, a raised timber deck provides space for alfresco dining with steps down to a generous lawn. A gravel path runs along the garden, flanked by timber fencing, trellis and established hedging. With room for play, planting and a shed at the far end, this outdoor space offers excellent potential.



## Location

New Street lies within walking distance of Ludlow's historic market centre, known for its medieval castle, independent shops and vibrant food scene. The town is surrounded by rolling countryside and provides a choice of schools and leisure facilities. Good road and rail links connect Ludlow to Shrewsbury, Hereford and the wider Midlands, making this an attractive base for commuting or exploring the region.

## 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, Vodafone, ee 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

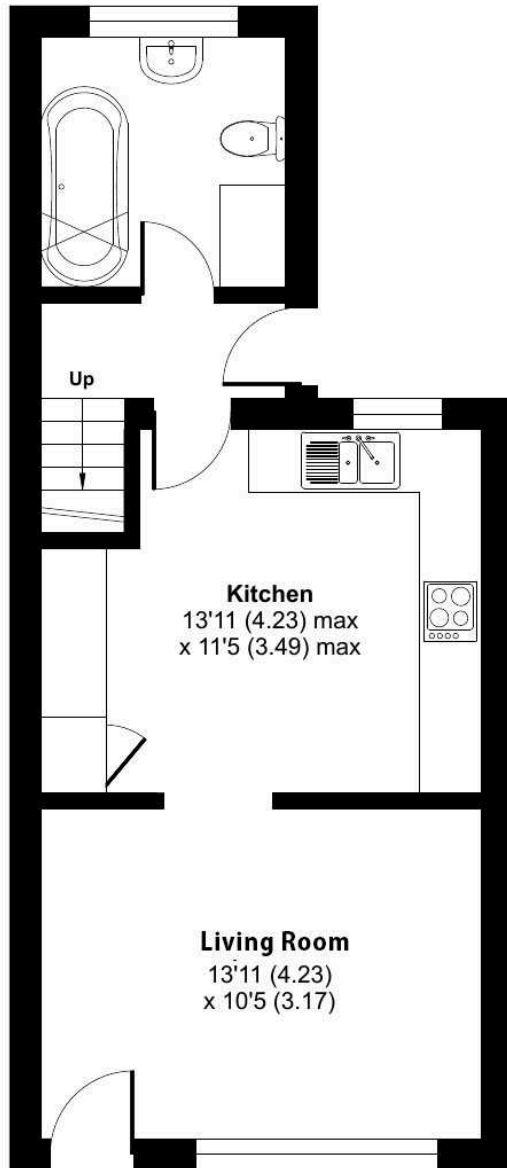
The Council Tax for this property is Band B.



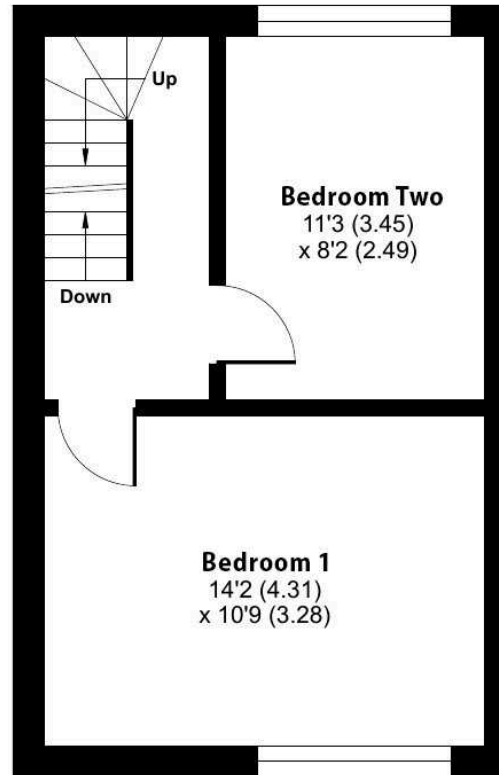
# New Street, Ludlow, SY8

Approximate Area = 854 sq ft / 79.3 sq m

For identification only - Not to scale

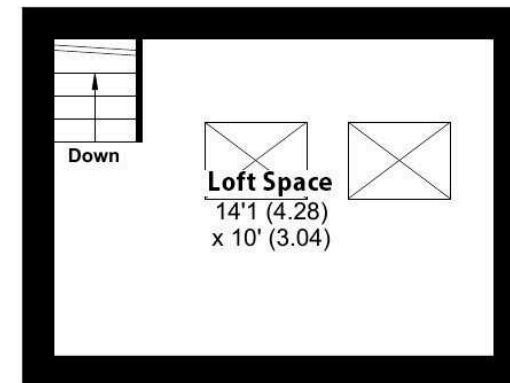


**GROUND FLOOR**



**FIRST FLOOR**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



**SECOND FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Andrew Grant. REF: 1452530



**DISCLAIMER:** These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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