



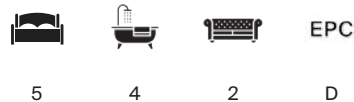
## MILL HOUSE, LOWER MILL STREET

Ludlow, Shropshire, SY8 1BH



# ONE OF THE FINEST PROPERTIES WITHIN THE TOWN

A remarkable property close to the centre of Ludlow with exceptional gardens, river frontage and commercial producing building.



Local Authority: Shropshire Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, gas, electricity, and drainage.

What3words: ///engage.documents.kilt

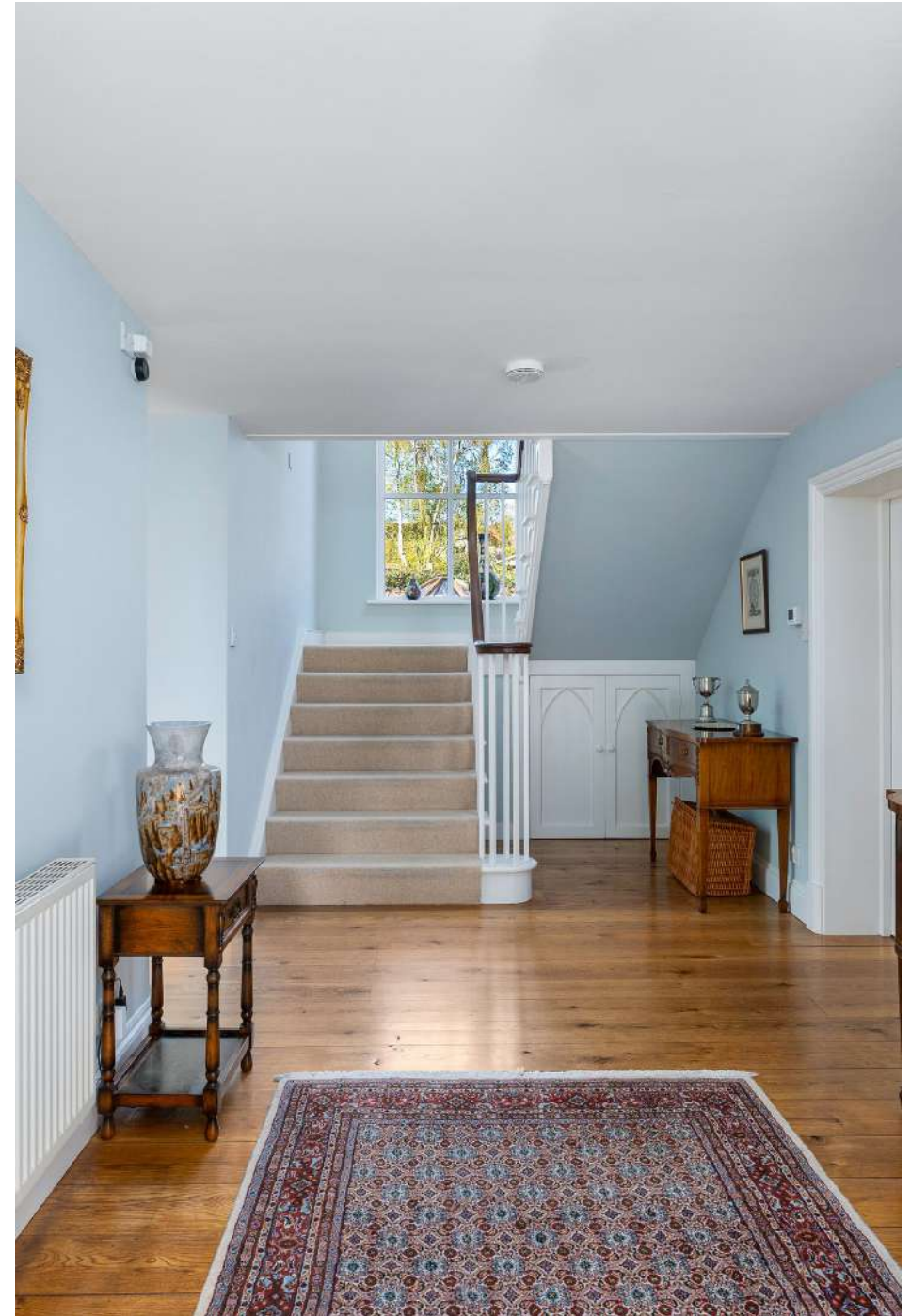
**Guide Price: £1,675,000**



## MILL HOUSE, LOWER MILL STREET

Mill House was created in the late 1990s and is one of the finest properties within the town occupying a magnificent south facing plot that extends to over half an acre and has river frontage along the River Teme.

Amazing gardens, terraces, and plenty of secure, private parking along with The Pump House, the original property on the site, combine with a house that extends to over 4000 sq. ft (GIA) to provide excellent range of accommodation with all principal rooms enjoying views over the beautifully landscaped gardens, terraces and river.









## THE PROPERTY

A light-filled reception hall opens into a large Kitchen Dining room, the kitchen part fully fitted with integrated units and appliances including a traditional electric AGA, Bosch induction hob, oven and grill and dishwasher. A secondary kitchen / utility room with further units and an oven are to the rear and gives access to the enclosed courtyard. Off the utility is a larder / pantry.

The drawing room is beautifully proportioned and forms the timber framed section of the house with French doors leading on to the south facing terrace. An inglenook fireplace houses a wood burning stove. A study/family has fitted bookcases and opens into the garden room. A boot room an WC complete the ground floor.







On the first floor is a large landing area, again with fitted bookshelves and with doors opening onto a Juliette balcony. There are three bedroom suites on this floor.

The principal bedroom has a vaulted ceiling and exposed beams with walk in dressing rooms and an ensuite shower. The second bedroom has fitted wardrobes and an ensuite bathroom with the third bedroom having a bathroom adjacent.

The second floor provides two more double bedrooms, shower room, and plenty of eaves storage.



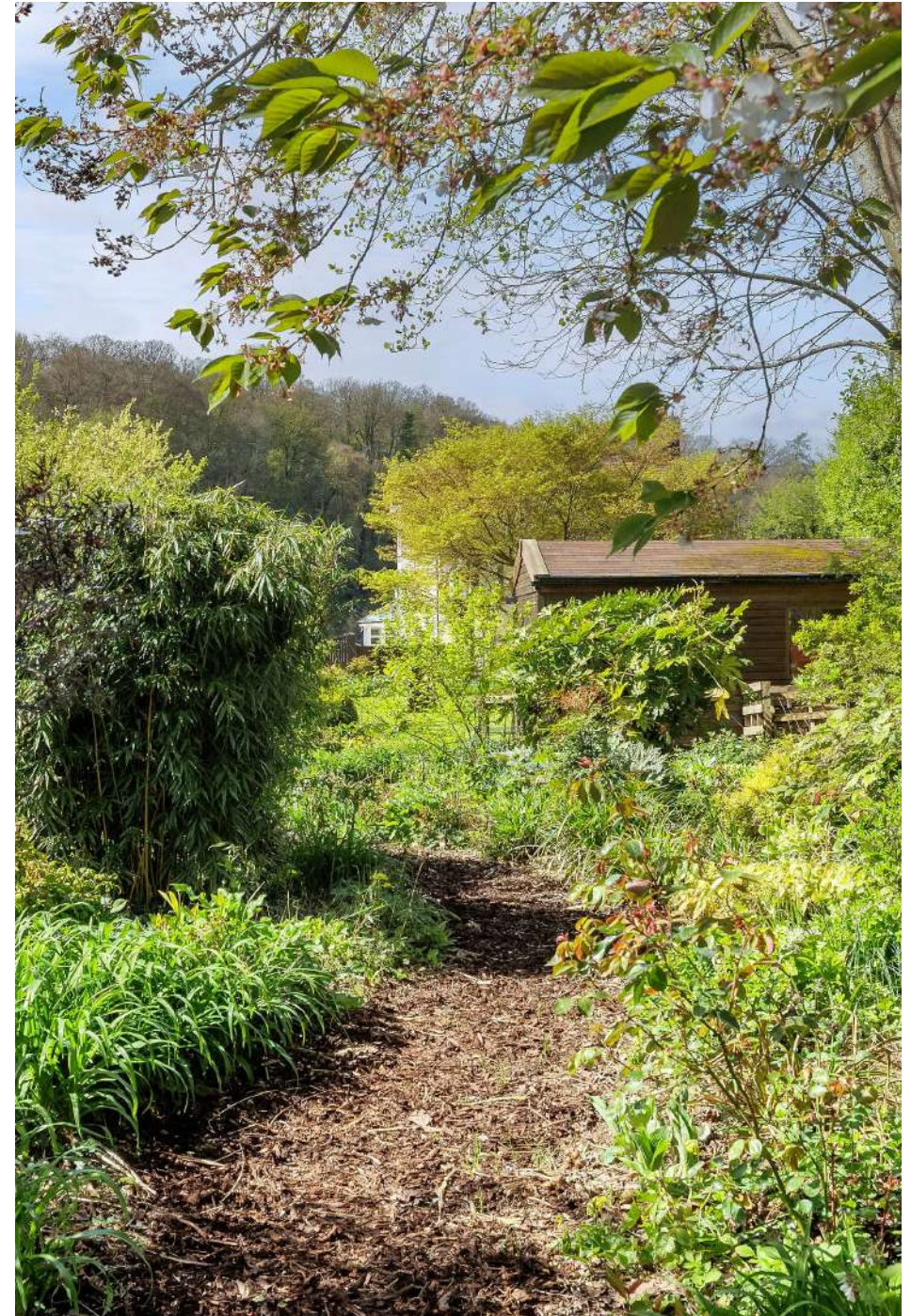


## THE PUMP ROOM

The property comes with the commercial property The Pump Room. The building is currently leased to a small independent beauty salon which expires in March 2029. There is a break clause can be actioned for March 2027 for vacant possession.

Previous uses of the building have been as an art studio, fitness studio and offices. It could, subject to planning being obtained, be used for a variety of other uses including an annex / holiday let.

The accommodation comprises: Five treatments rooms, three with basins in, a shower room, a utility/kitchenette and two storerooms.







Flood risk: Despite its proximity to the river, it is currently rated as low risk. The owners, current and historically have always been able to insure to include flooding.

Wayleaves, easements, and rights of way: The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.





## LOCATION

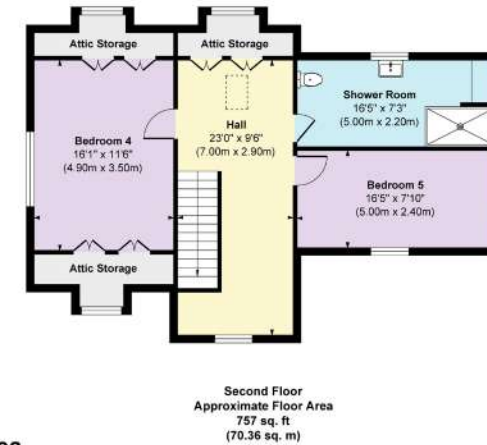
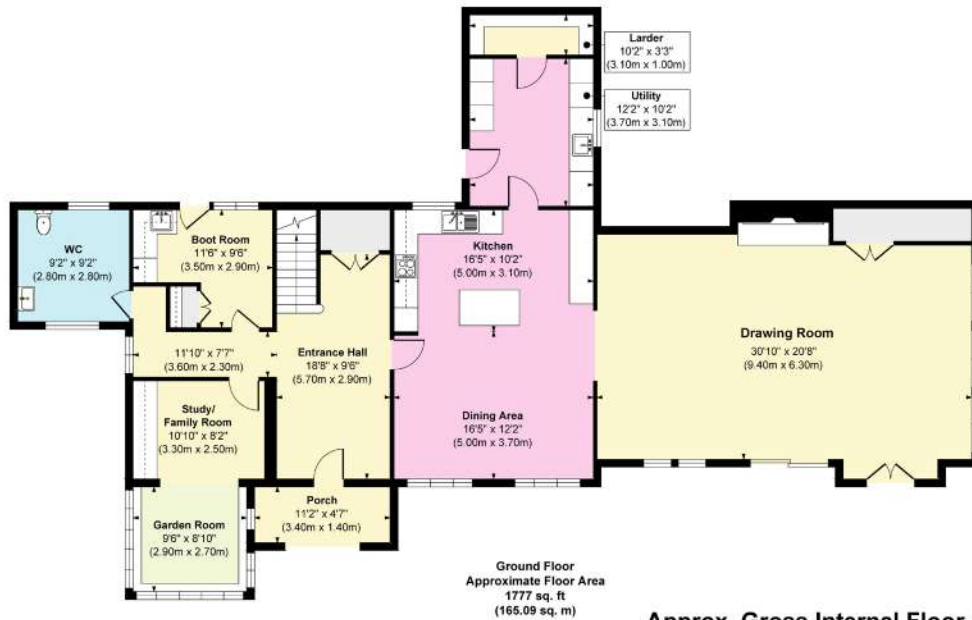
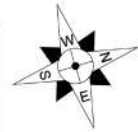
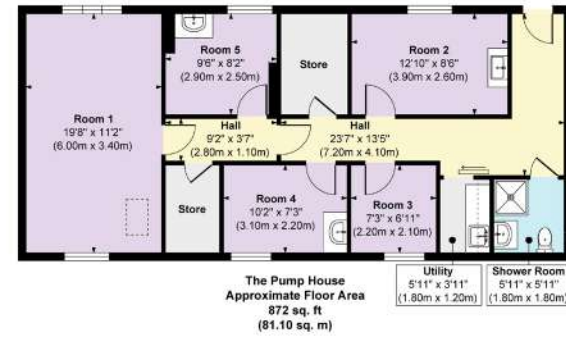
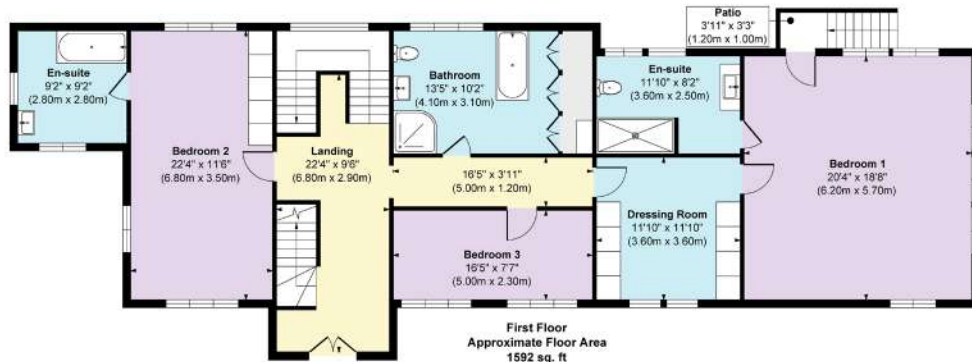
Set in a tranquil part of the town at the bottom of Lower Mill Street part of the town's conservation area, Mill House has the best of town and country living with the market square just 0.2 miles away at the top of Mill Street and views out over Whitcliffe with fantastic countryside walks nearby.

The town provides an excellent range of local shops and in more hosting several cultural, music and food related festivals throughout the year. The county town of Shrewsbury is about 28 miles to the north, and the Cathedral City of Hereford to the south, both accessed by the A49 or on the Manchester to Cardiff railway line, on which Ludlow has a station with regular trains.





# Mill House, Lower Mill Street, Ludlow SY8 1BH



**Approx. Gross Internal Floor Area**  
**Main House = 4126 sq. ft / 383.36 sq. m**  
**The Pump House = 872 sq. ft / 81.10 sq. m**  
 FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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We would be delighted  
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