



LINNEYBANK, UPPER LINNEY

Ludlow, Shropshire, SY8 1EF



AN INDIVIDUAL AND SPACIOUS HOME MOMENTS FROM LUDLOW

A superbly positioned split-level home with outstanding views,
beautifully landscaped gardens, private parking and easy access to
the heart of Ludlow.



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EPC

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Local Authority: Shropshire Council

Council Tax band: E

Tenure: Freehold

Services: Mains water, electricity, drainage and gas.

What3words: <https://w3w.co/launcher.motels.bleach>

Guide Price: £650,000



LINNEYBANK, UPPER LINNEY

Occupying an elevated position just moments from Ludlow town centre, Linneybank is a spacious and individual home distinguished by its exceptional far-reaching views across open countryside towards the surrounding hills.

Situated approximately 200 yards from the Buttercross, the property offers the rarity of private parking, a garage and well-designed landscaped gardens within easy walking distance of the town's historic centre.









THE PROPERTY

The house was thoughtfully extended and enhanced by the current owners to create a comfortable and highly practical home. The principal accommodation is arranged predominantly on the upper floor, allowing the reception rooms and main living spaces to fully benefit from the property's commanding outlook.

The entrance hall leads to a well-appointed kitchen and a spacious sitting and dining room, which forms the heart of the home. A garden room opens directly onto the terrace, creating an ideal space for entertaining and enjoying the impressive views across the garden and beyond. Also on this level are the principal bedroom, a further bedroom currently used as a study, and a shower room. The lower ground floor provides excellent additional accommodation, including two further bedrooms, a family bathroom and a utility room. A fully boarded loft offers extensive storage.

The property benefits from double glazing and gas-fired central heating.







GARDENS & GROUNDS

Linneybank is approached via a private paved parking area and there is a small, attached garage. Particular mention should be made of the beautifully landscaped rear garden, which has been carefully designed to provide interest throughout the seasons. Meandering pathways lead through mature, well-stocked flower beds and borders, creating a series of attractive garden spaces. Beyond lies a productive vegetable garden and a garden shed.

The gardens provide a wonderful setting from which to enjoy the property's elevated position and far-reaching views.







LOCATION

Linneybank enjoys an enviable position on Upper Linney, one of Ludlow's most sought-after residential addresses. Situated within the town's conservation area, the property combines a peaceful setting with exceptional convenience, lying just a short walk from the historic market square and the abundance of amenities that make Ludlow one of England's most celebrated market towns.

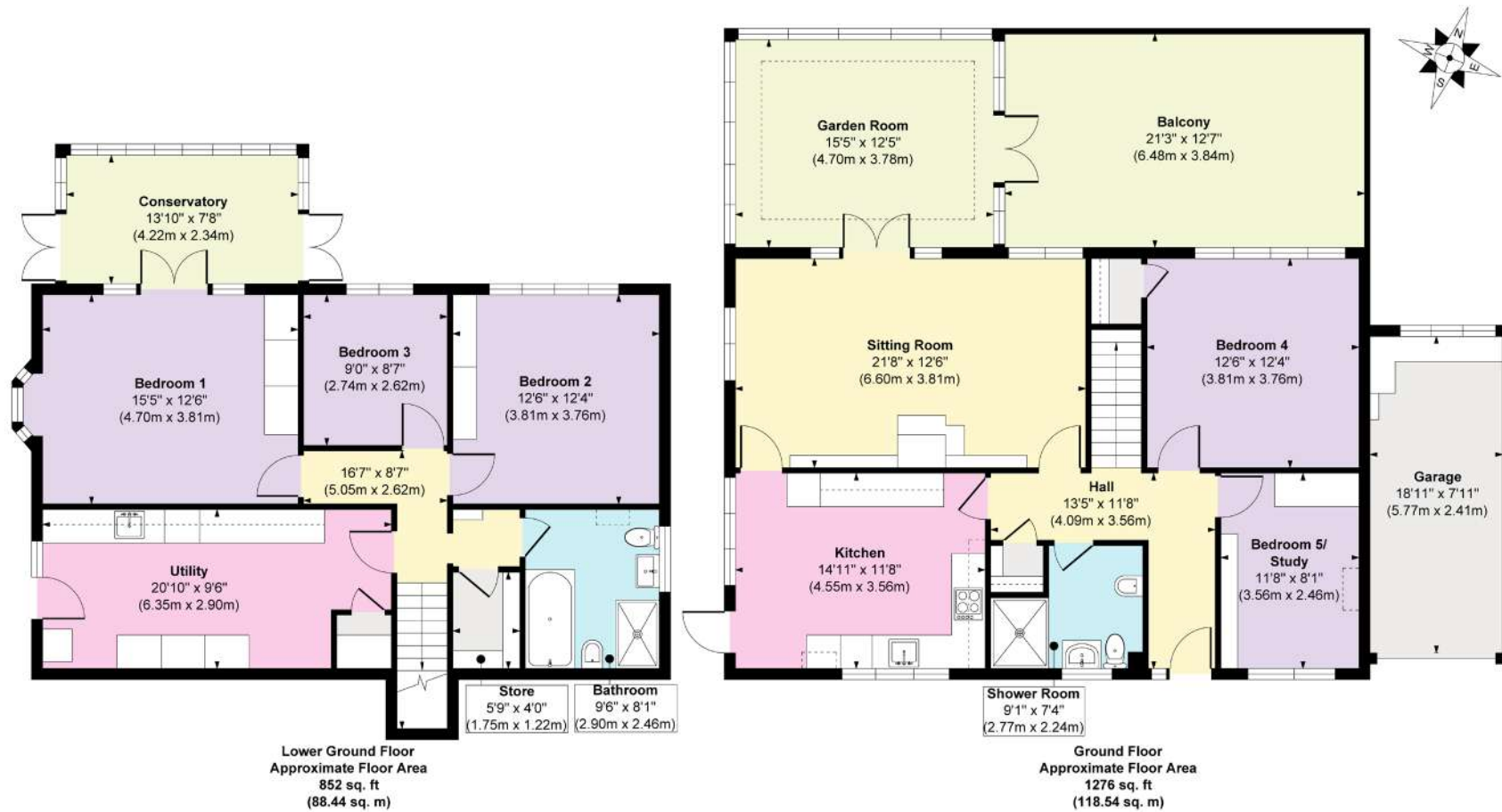
Renowned for its architectural heritage, thriving food scene and vibrant cultural calendar, Ludlow offers an excellent range of independent shops, cafés, restaurants, and everyday services. The town also benefits from a mainline railway station providing direct connections to Hereford, Birmingham, Manchester, and South Wales. Surrounded by the beautiful South Shropshire countryside, yet firmly connected to the town centre, Linneybank offers an outstanding balance of convenience, character, and lifestyle.







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Approx. Gross Internal Floor Area
Main House = 1979 sq. ft / 193.14 sq. m
Garage = 149 sq. ft / 13.84 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
to tell you more.

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