



SAMUEL WOOD

21 Broad Street, Ludlow, Shropshire, SY8 1NG
Offers In The Region Of £575,000



21 Broad Street

Ludlow, Shropshire, SY8 1NG



- 4 Bedroom Grade II listed Town House
- Beautiful Period Features
- Quality Kitchen & Bathrooms
- 2 Reception Rooms
- Town Centre Location
- Stunning Terrace View
- Large Utility
- Video Tour Available

Enjoying a prime position on Broad Street in the heart of historic Ludlow — just a stone's throw from Castle Square and the magnificent Ludlow Castle — this beautifully presented Grade II listed townhouse offers elegant, character-filled accommodation arranged over four floors. A rare opportunity to secure a substantial and beautifully maintained period home on one of Ludlow's most prestigious streets. Viewing is highly recommended. EPC exempt.

A recessed period doorway opens into a welcoming reception hall with attractive tiled flooring and an archway leading through to the dining room. Here, a striking stained-glass window and marble fireplace, (with a gas fire) create a refined space ideal for entertaining.

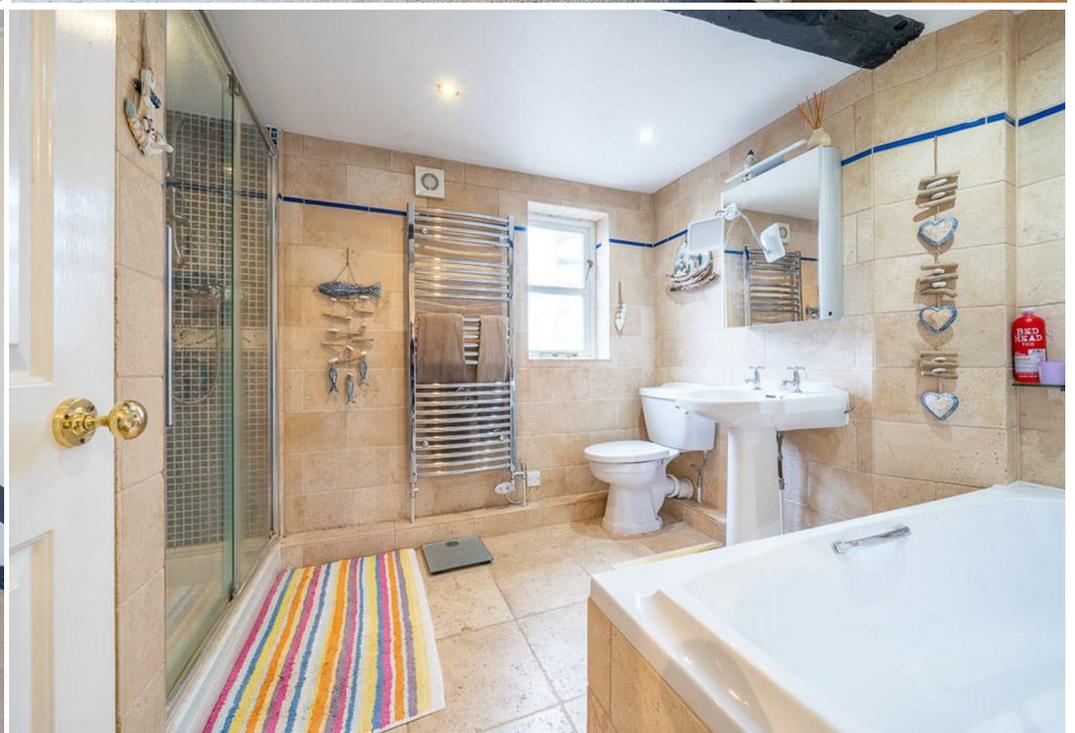
The kitchen/breakfast room enjoys a large sash window overlooking Broad Street with a charming window seat beneath. Fitted with solid oak cabinetry, granite worktops and integrated appliances, it provides both practicality and style, with ample space for everyday dining. To the rear, a lobby gives access to a useful storage area in the rear hall while the cellar level is cleverly arranged to provide a useful utility area and separate store.

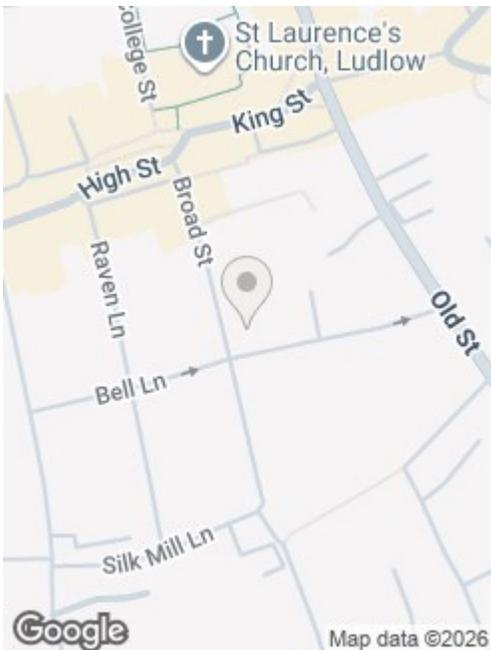
On the first floor, the sitting room is a standout feature two sash windows flood the room with natural light, while exposed beams and an attractive fireplace with wood-burning stove add warmth and character. Also on this level is a versatile study or fourth bedroom with cast iron fireplace, together with a cloakroom.

The second floor is dedicated to the principal suite. The bedroom overlooks Broad Street and retains period detailing, complemented by a separate dressing area with fitted wardrobes and a well-appointed en-suite bathroom featuring both bath and shower.

The third floor provides two further double bedrooms, both enjoying front-facing sash windows and characterful timbering. A family bathroom serves this level, and access leads to a delightful roof terrace, an ideal spot to relax and take in far-reaching rooftop views towards the surrounding countryside.







Directions

The property can be found on the left hand side walking down Broad Street.

We understand that the property has Mains gas, electric, water and drainage, underfloor heating to kitchen

Broadband Speed: 17 Mbps, Ultrafast 1800 Mbps

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: F

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

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 office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764







Total floor area: 195.7 sq.m. (2,106 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

Tel: 01584 875207 | ludlow@samuelwood.co.uk