



The Croft

12 Dinham, Ludlow, Shropshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A fine Grade II listed five bedroom townhouse with extensive accommodation and large garden in the centre of Ludlow.

An impressive mid-terrace period family home in the centre of Ludlow. Beautifully presented over four floors this five bedroom bright and spacious townhouse has plenty of kerb appeal.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



ON STREET PARKING VIA PERMIT



GARDEN GREENHOUSE SHED



FREEHOLD



TOWN CENTRE



4,185 SQ FT



**GUIDE PRICE
£1,100,000**



The property

Also known as The Croft, with a blue plaque explaining the name's origins, 12 Dinham is a handsome 18th century townhouse offering 4,185 sq ft of light-filled, flexible accommodation arranged over four floors. Configured to provide an elegant and practical living and entertaining space, the property sensitively combines modern amenities with period detailing including large sash windows, generously proportioned rooms, high ceilings, some fine cornicing and plasterwork, feature fireplaces and original joinery including a wealth of exposed wooden flooring throughout. The ground floor flows from a welcoming entrance hall with useful storage, a boot room with cloakroom, an impressive original oak staircase giving access to the lower and upper floors and a door to the rear garden. It briefly comprises a rear aspect sitting room and a front aspect dining room, both with feature fireplaces and the former having a woodburning stove. The lower ground floor, also accessible through a separate entrance lobby, houses a rear aspect kitchen/breakfast room with original quarry-tiled flooring, a range of base units, wooden

work surfaces, integrated appliances, and plenty of space for a table. An adjacent store, the cellar, and a large fitted utility room complete the lower ground floor accommodation, the latter with access to a rear hall with cloakroom and a door out to the garden.

On the first floor the property provides a wonderful rear aspect sitting room with feature open fireplace, two large sash windows looking over the gardens. There are two bedrooms at the front of the property, one currently used as an office, along with a family shower room.

On the second floor the principal bedroom enjoys views over the garden and beyond and has a feature fireplace. The remaining two bedrooms face the front and all share the family bathroom with freestanding rolltop bath.



Outside

Enjoying front aspect views over Ludlow Castle and its grounds and having plenty of kerb appeal, the property is accessed from the pavement through a six-panel pilastered door with a period fanlight over. The enclosed south-facing walled garden to the rear features a paved courtyard garden with mature parterre planting and numerous seating areas, ideal for entertaining and al fresco dining. It opens to a secret garden beyond with generous lawned garden interspersed with specimen trees and topiary and bordered by well-stocked flower and shrub beds. It provides a greenhouse, outbuilding and further seating areas. It is really quite a treat to have such a garden in the centre of Ludlow.

Location

Situated on a cliff above the River Teme, Ludlow is a thriving medieval market town surrounded by the beautiful countryside of south Shropshire, the Welsh Marches and neighbouring Wales, making it an ideal base for walking and cycling. Ludlow offers a host of independent shops including butchers, bakeries,

delicatessens, clothes shops, gift shops, book shops, antique and craft shops, together with an extremely popular local market, supermarkets, cafés, pubs, restaurants, a leisure centre and several local golf clubs. Craven Arms, Hereford and Shrewsbury all offer comprehensive amenities.

Transportation links are excellent: the A49, A417 and A456 link to the motorway network and major regional centres including Shrewsbury to the north, Hereford to the south and Birmingham to the east, and Ludlow station (0.5 mile) runs on the main Cardiff/Manchester line, with regular services to London.

The area offers a good selection of state primary and secondary schooling together with independent schools including Moor Park and Lucton.



Distances

- Ludlow High Street 0.2 mile
- A49 (Herefordshire-Lancashire road) 1.6 miles
- A4117 (Clebury Road) 1.8 miles
- A456 (Birmingham-Shropshire road) 4.5 miles
- Craven Arms 7.9 miles
- Hereford 24.1 miles
- Shrewsbury 29.3 miles
- Birmingham 42.5 miles
- Birmingham International Airport 59.5 miles

Nearby Stations

- Ludlow

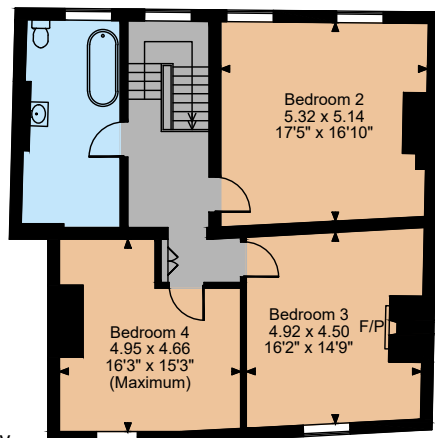
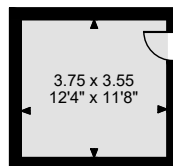
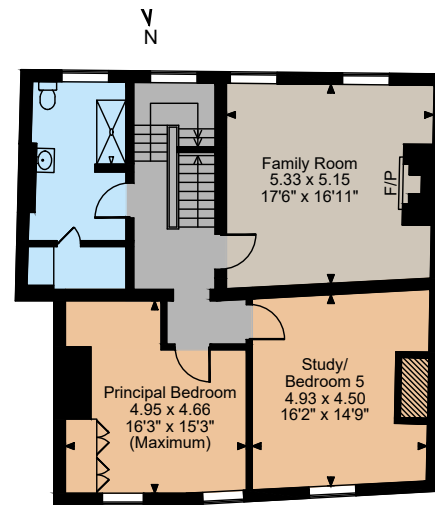
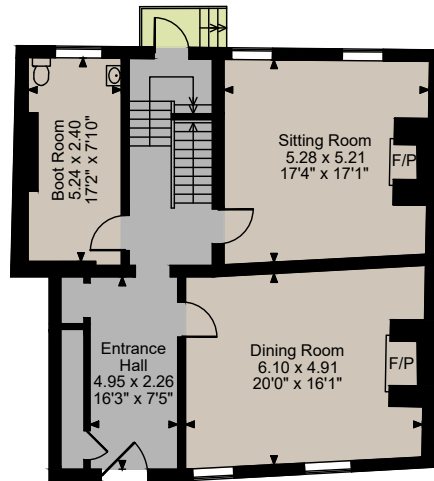
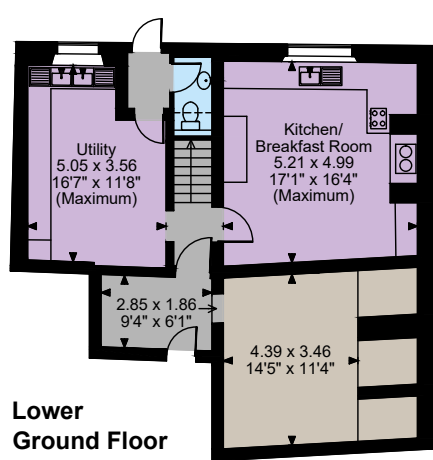
Key Locations

- Ludlow Castle
- Whitcliffe Common Nature Reserve
- Mortimer Forest
- Stokesay Castle
- Berrington Hall
- Croft Castle & Parkland
- Carding Mill Valley

Nearby Schools

- St Laurence CofE Primary School
- Moor Park
- Ludlow CofE School
- Lucton School





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 4,185 sq ft (389 sq m)

For identification purposes only.

Directions

Post Code SY8 1EJ

what3words: ///coats.obtain.deprive

General

Local Authority: Shropshire Council

Services: Mains electricity, water and drainage. Oil fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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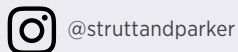
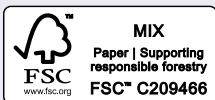
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