



15 Lower Broad Street  
Ludlow, Shropshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A fine Grade II listed house full of character with a small garden in the heart of popular Ludlow

An attractive period house just moments from Ludlow town centre. Both the property and the street it sits on are rich in character. The house offers handsome red brick elevations, while the interior showcases a wealth of original features across three beautifully presented reception rooms and four bedrooms.



### The property

15 Lower Broad Street is a handsome Grade II listed house, located on the desirable Lower Broad Street, just a few yards from Ludlow's historic Broad Gate. The property dates from the late 18th century and forms part of a stunning terrace, with its red brick elevations and Welsh slate roof, while inside there is well-presented accommodation, arranged across three levels.

The ground floor has two reception rooms at the front, including the sitting room, which has windows to the front and rear, and the dining room with its wooden parquet flooring and corner fireplace. The galley-style kitchen is located towards the rear, and features tiled flooring, a vaulted ceiling with exposed timber beams and a skylight welcoming plenty of natural light. There are also fitted units for kitchen storage, plus a stainless steel range cooker. The utility room provides further useful space for home storage and appliances. The cellar is accessed off the hall way under the stairs.

Beyond the kitchen, the sunny conservatory which is a delightful breakfast room has French doors which open onto the terrace and garden.

Stairs lead from the reception hall to the first-floor, where there are two double bedrooms of similar proportions. Both bedrooms benefit from built-in storage and windows to both the front and rear, welcoming plenty of natural light. There is a family bathroom on the first floor, with a further bathroom located on the second floor. Also on the second floor is one further generous double bedroom, plus a fourth bedroom, which is ideal for use as a study or could be used as a dressing room.



## Location

The beautiful and historic market town of Ludlow boasts wonderful architecture and a rich history and is a highly desirable place to live. It is set alongside the meandering river Teme and surrounded by some of the most stunning, evocatively English countryside to be found (in the form of the Shropshire Hills Area of Outstanding Natural Beauty). You will find all day-to-day amenities required in Ludlow, with good shopping options in its characterful town centre, as well as large supermarkets on its outskirts. The town also has a choice of schooling, including the independent Moor Park School. Ludlow is renowned for its great food and drink, with several excellent restaurants and pubs in the town, while every year the town plays host to the Ludlow Food Festival. The A49 provides connections to surrounding towns, while the nearby A456 provides access towards Kidderminster and onwards towards Birmingham and the M5.

## Outside

There is on-street parking available in marked bays along both sides of the street via a residents permit scheme.

At the rear, the garden has a cobbled patio area with a raised lawn, bordered by high walls. There is also a brick-built garden store and, at the end of the garden, a timber-framed summer house. There are separate areas of interest to make the most of the outdoor space; bistro table and chairs on the terrace, gravelled patio area to catch the last rays of sunshine and to enjoy the peace and quiet.



## Distances

- Ludlow town centre 0.3 miles
- Craven Arms 8.0 miles
- Tenbury Wells 8.9 miles
- Leominster 10.5 miles
- Knighton 17 miles
- Kidderminster 23 miles

## Nearby Stations

- Ludlow

## Key Locations

- Stokesay Castle
- Ludlow Castle
- Acton Burnell Castle
- Shrewsbury Castle
- Shropshire Hills Discovery Centre
- Land of Lost Content Museum
- Shrewsbury Museum and Art Gallery
- Carding Mill Valley and the Long Mynd

## Nearby Schools

- St Laurences Primary and Secondary Schools
- Lucton School
- Moor Park
- Hereford Cathedral



## Floorplans

House internal area 2,011 sq ft (187 sq m)

For identification purposes only.

## Directions

Post Code SY8 1PQ

what3words: ///champions.teaching.glove

## General

Local Authority: Shropshire Council

Services: Main electricity, water and drainage. Gas fired central heating.

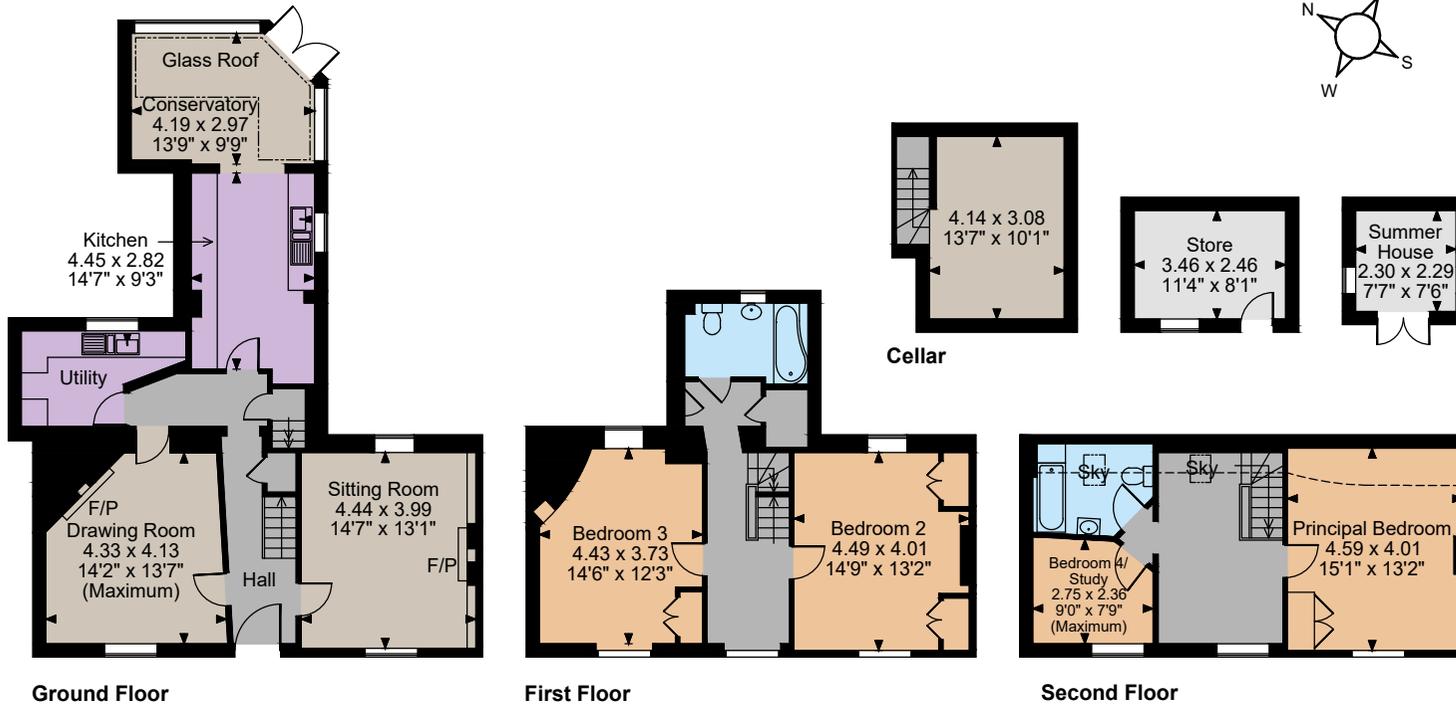
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.

Agent's note: Parking permit to be applied for through Shropshire Council website.



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

□ □ □ □ Denotes restricted head height

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## Shropshire and Mid Wales

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