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LAND & NEW HOMES

1A, Pepper Lane, Ludlow, SY8 1PX
Price £500,000

1A Pepper Lane Ludlow

This beautiful Jacobean apartment is situated in the centre of Ludlow and offers 4 bedrooms. The current owners have exposed many original and interesting features during their restoration of the property. Arranged over three floors.

- Jacobean Apartment
- Arranged over three floors
- Four Bedrooms
- Open Plan Lounge/dining/kitchen
- Leasehold 78 years remaining

Material Information

Price £500,000

Tenure: Leasehold

Local Authority: Shropshire

Council Tax: A

EPC: (null)

For more material information visit www.cobbamos.com

Energy Performance
Certificate not required
on Listed Buildings

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 139.7 sq. metres (1503.2 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

To live in the middle of the historic Medieval town of Ludlow is a joy indeed, to live in a Jacobean Grade II listed apartment arranged over three floors, and retaining many original features... To describe this four bedroom apartment is nigh on impossible as it is a truly unique opportunity to buy and reside in history.

History

House, now shop. Early C17. Timber-frame and plaster; plain tile roof with twin gables; brick lateral stack. 4 storeys; 2-window range: C20 mullion and transom oriels with leaded lights, set in box framing; 2nd storey jettied on enriched consoles, with C20 leaded light casements, set in studding; 3rd floor jettied on 3 enriched consoles, with two C20 casements; twin gables have cusped quarter bracing. C19 shopfront with central C20 door between reeded pilasters, flanked by plate glass windows with moulded mullions and leaded clerestories; cast-iron window box guard over. INTERIOR: mutilated plasterwork ceilings and panelling; cornices; stop-chamfered ceiling beams; winder-stair with splat balusters, to attic.

The land at 45 Bull Ring was first purchased and built on in the mid C14th. This was the first building that began the reclamation of the town market area (specifically, the beast market) that steadily grew in the area east of the castle gates along the north side of the main road from the east. Close to the White Conduit (the town's eastern water supply now the site of the Tolsey), initially, the buildings were mainly domestic. The current building dates from the early 1600s and was recorded as the Bear Inn by 1632. Inns, specifically, were licenced to offer travellers lodgings, decent food and drink and the first landlord, Thomas Hitchcox, offered all of that. Other landlords were associated with the building right up to the very early C19th and some of the decorative survivals in the house clearly come from this period. On the second and third floors, particularly, are areas of surviving wall papers and lime wash decoration, of early coat pegs and very early stairway splat balusters. There are original surviving floorboards throughout, doors, panelling, staircase and winder-stair and beams giving evidence to the buildings age and its construction.

The 6 foot long fragment of decorated plasterwork ceiling on the first floor is considered to have been installed at the same time (around 1620) and by the same craftsman as the famous ceilings in the Feathers Hotel at the other end of the Bull Ring. Outside, the corbels high up on the front elevation, are considered important and are in the form of stylised dolphins.

By 1814 the Bear had become a pharmacy and by the turn of the C19th it was Woodhouse's chemist shop. There is still, in the current apartment, an Edwardian hair preparation bottle of Woodhouse's manufacture. In 1965, Woodhouse's became Boots the Chemist witnessed by the Boots branded toilet paper holder in the current bathroom!

The current owners have tried hard to preserve the building's history and have spent 20 years gently peeling back the layers of recent works to reveal much that was, hitherto, hidden.

Property description

Enter the property and climb the stairs to the first floor, where your amazing journey begins. The entire first floor is open plan to provide a drawing room, dining room and kitchen with square bay windows overlooking the high street. The drawing room offers an understated elegance, that one would expect of this period and the current owners have made sure that all their furniture reflects both the period and as said before the elegance. Take the stairs to the second floor and there you will find the snug/bedroom three, with an original understairs cupboard, hidden for many years and revealed during restoration work. This wonderful room boasts wooden floor boards and original paper from the Georgian era. The master bedroom is located on the second floor and is currently used as an amazing dressing room, with original wallpaper and walk-in-wardrobe. The bathroom has been created to enhance the era and splendour of the this really fantastic home and to describe it would undermine its elegance and grandeur. Take the stairs to the third floor, where the current owners use bedroom four as their master, as it offers far reaching views over the town and the ever-standing roof tops. Bedroom two is used as their office and library providing a wealth of book shelves and a quiet area of reflection.

Services

The property has mains gas electricity, water and drainage and the Council Tax Band is A

The property is leasehold and currently has 130 years to run

Location

Pepper Lane is located in the heart of Ludlow's thriving town centre and within the Old Town Walls. Being on the doorstep to the town centre you will find a range of independent traders, shops and cafés with frequent open air markets, food festivals, events and the infamous

Castle. Regarded as one of the best "foodie" towns in the country and with some of the most beautiful buildings anywhere which showcases how building forms have developed from the medieval period through to the 18th and 19th Century.

Transport facilities are brilliant with good road and rail links to all major towns and cities. Shrewsbury to the north and Hereford to the south are located approximately 25/30 miles away and offer extensive entertainment and leisure facilities and a wide range of national and chain stores.

DIRECTIONS

Situated in the town centre of Ludlow and accessed from Pepper Lane.



