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SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES

45, Lower Broad Street, Ludlow, SY8 1PH  
Offers In The Region Of £295,000





## 45, Lower Broad Street Ludlow

Tucked away on the picturesque and highly sought-after Lower Broad Street, this delightful period townhouse offers an abundance of character features, just a short stroll from Ludlow's renowned market square. You will find independent shops, cafes and a mainline train station within easy reach, 45 Lower Broad Street provides an enviable opportunity to enjoy everything this vibrant market town has to offer.

### FEATURES

- Characterful Period Townhouse
- 3 Well-Proportioned Bedrooms
- Reception Rooms with Original Features
- Open-Plan Lounge / Diner / Kitchen
- Generous Family Bathroom
- Large Separate Garden
- Outbuilding - Ideal Potting Shed, Workshop, or Creative Studio
- Character Features Throughout – Exposed Beams, Sash Windows, Fireplaces
- No Onward Chain

### Material Information

**Offers In The Region Of** £295,000

**Tenure:** Freehold

**Local Authority:** Shropshire Council

**Council Tax:** C

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



## Introduction

This characterful townhouse offers flexible accommodation arranged over three floors, featuring an open-plan lounge, dining area, and kitchen on the ground floor, a spacious reception room or potential bedroom alongside a bathroom on the first floor, and two further bedrooms above. While the property would benefit from some modernisation, it presents an exciting opportunity for new owners to personalise and create a home tailored to their own tastes.

## Property Description

Approached along a passageway directly from the historic cobbled street, 45 Lower Broad Street immediately impresses with its character and charm. This handsome three-storey red-brick townhouse is steeped in period features and offers flexible living space across all floors.

A traditional canopied entrance porch opens into a welcoming sitting room, complete with exposed timber beams and a feature fireplace, perfect for cosy evenings. To the rear, the kitchen provides a practical and functional space, fitted with base units, a stainless steel sink, and ample room for appliances. There is also scope to create a dining area adjoining the kitchen, ideal for informal family meals or entertaining.

On the first floor, you'll find a spacious second reception room, equally suited as a comfortable lounge or additional bedroom, alongside a generous family bathroom featuring a white suite with bath, pedestal wash basin, and W.C.

The top floor accommodates two further charming bedrooms, both enjoying elevated views over the rooftops of Ludlow, completing the picture of this characterful and versatile home.

## Outside

A separate low-maintenance garden offers a rare and valuable outdoor retreat in the heart of Ludlow. Laid mostly to lawn and surrounded by established trees and hedging, the garden provides an excellent green and tranquil setting.

There is ample scope for landscaping, vegetable growing, or creating a more formal garden design, making it ideal for keen gardeners or families alike. A timber shed offers useful storage, while the open aspect toward neighbouring period properties adds to the sense of charm.

With some light improvement, this outdoor area could become a true highlight of the home, perfect for summer entertaining or quiet enjoyment of nature.

## Outbuilding

Sitting discreetly at the edge of the garden, the property benefits from a versatile brick-built outbuilding offering a range of potential uses. Currently used for storage, this well-proportioned space could easily serve as a potting shed, workshop, or creative studio.

Thoughtfully designed with a mezzanine/first-floor level, it provides additional storage or scope for a quiet retreat or hobby area. With power and lighting connected, the building presents a fantastic opportunity for those seeking practical space outside the main house, all while enjoying views across the garden.

Whether you're a gardener, artist, or simply need extra room for tools and equipment, this outbuilding offers exceptional flexibility in a charming setting.

## Location

Lower Broad Street is one of Ludlow's most desirable addresses, known for its heritage architecture and close-knit community. The property lies within easy reach of the town centre, train station (direct services to Shrewsbury, Hereford and beyond), and stunning countryside walks along the River Teme and Whitcliffe Common.

## Services

We understand the property has mains electricity, mains water, mains drainage and gas central heating.

## Broadband Speeds

Estimated Broadband Speeds - Basic 17 Mbps | Ultrafast 1800 Mbps









## Flood Risk

Rivers and the sea: Very Low.

## Local Authority

Shropshire Council  
Council Tax: Band C

## Tenure

We understand the property is Freehold.

## Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

## Viewing Arrangements

45 Lower Broad Street offers a rare opportunity to own a distinguished period home in one of Shropshire's most picturesque market towns. Brimming with character and timeless charm, its prime location makes it an ideal choice for buyers seeking both heritage and convenience in the heart of Ludlow.

Viewings arranged by appointment, please contact Cobb Amos Ludlow on: - Tel: 01584 874 450  
Email: [ludlow@cobbamos.com](mailto:ludlow@cobbamos.com)

## DIRECTIONS

From Cobb Amos branch, 5 High Street, head onto Broad Street. Continue down the hill through the Broad Gate Arch onto Lower Broad Street. The entrance to no. 45 can be found on the right hand side, through a low black cast iron gate with white brick archway, the property will be on your right.



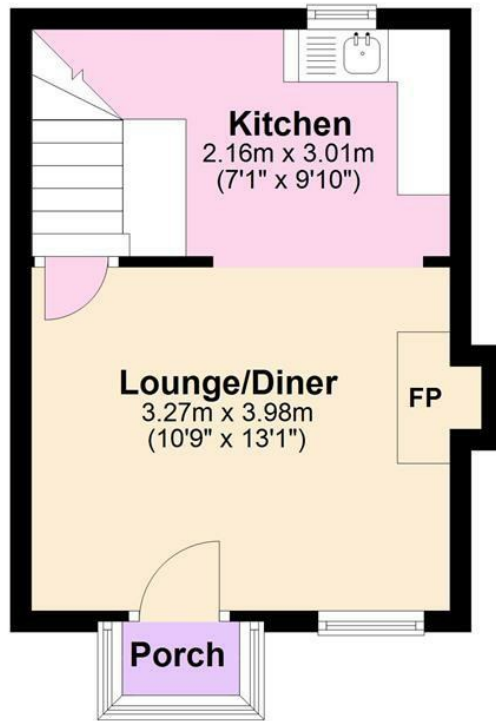






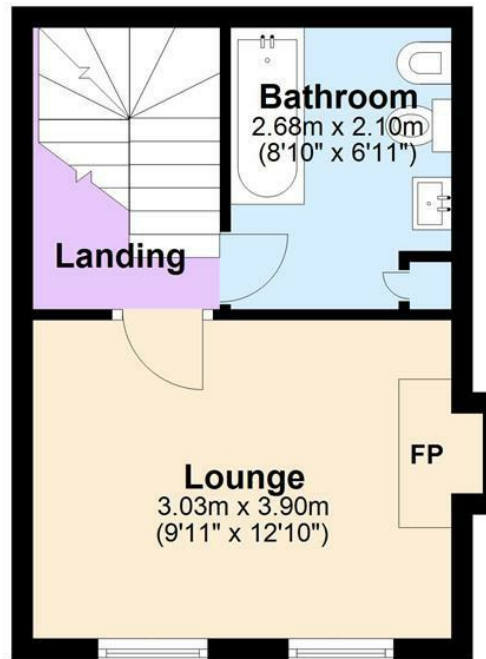
### Ground Floor

Approx. 22.9 sq. metres (246.6 sq. feet)



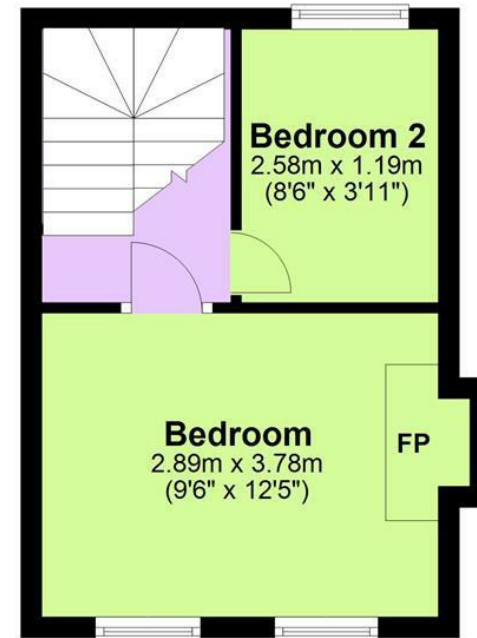
### First Floor

Approx. 22.9 sq. metres (246.3 sq. feet)



### Second Floor

Approx. 19.3 sq. metres (207.8 sq. feet)



*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.*



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