



103, Old Street, Ludlow, SY8 1NU
Price £585,000

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103, Old Street Ludlow

Situated just a short walk from the heart of historic Ludlow, 103 Old Street is a beautifully maintained Grade II listed period property offering generous accommodation spread across three floors plus a cellar. The main house boasts up to five en-suite bedrooms, an impressive open-plan living/dining space, and a hand-crafted kitchen with a central island.

At the rear, a self-contained one-bedroom cottage presents opportunities for continued holiday letting, extended family living, or long-term rental. The property's layout and flexibility make it ideally suited for either a large private residence, multi-generational living, or continued operation as a boutique guest house (subject to consents).

FEATURES

- Elegant End-Terrace Townhouse
- 5/6-Bedrooms, All with En-Suite Facilities
- Grade II Listed with Original Period Features
- Beautifully Presented Interiors with Modern Upgrades
- Private Courtyard Garden and Roof Terrace
- Prime Location in Ludlow's Historic Town Centre
- Versatile Usage: Residential, Multi-Generational, or Income-Producing
- Additional Self-Contained 1-Bedroom Cottage
- Large Gravel Parking Area for Multiple Vehicles

Material Information

Price £585,000

Tenure: Freehold

Local Authority:

Council Tax:

EPC: (null)

For more material information visit www.cobbamos.com

Listed Building

Energy Performance Certificate

Not Required

Introduction

A rare opportunity to acquire this delightful 5/6-bedroom period townhouse located on one of Ludlow's most historic streets. Rich in character and architectural charm, the property is believed to date back to the late 19th century and offers spacious and versatile accommodation spread over three floors, perfectly blending period elegance with contemporary living.

Property Description

Ground Floor:
The property is entered via a charming entrance porch featuring a leaded glazed door, which opens into a welcoming hallway. Here, parquet flooring and traditional wall panelling hint at the period character found throughout the home.

To the front of the house is a generously proportioned open-plan lounge, dining, and study area. This bright and airy space enjoys a dual aspect, with windows to the front and side, and is centred around an attractive fireplace with a wooden surround and basket grate. From here, a door provides access directly to Old Street.

A doorway leads down to the property's cellar, a surprisingly spacious and dry storage area measuring approximately 20' x 9', ideal for wine storage or general utility use.

To the rear of the ground floor is the well-appointed kitchen/breakfast room. Fitted with bespoke cabinetry featuring cream fronts and solid wood block worktops, the kitchen includes a large central island with granite surface and breakfast bar. A range cooker is included, along with an integrated dishwasher and microwave, and there is ample room for an American-style fridge/freezer.

Adjacent to the kitchen is a practical utility room with quarry tiled flooring, a roof window, sink unit, and heat-resistant work surface. There is space and plumbing for a washing machine and dryer, making it an ideal laundry area. Completing the ground floor is a versatile reception room currently used as a fifth bedroom. This generously sized room to the rear of the property benefits from spot lighting and its own en-suite wet room, fitted with a W.C., wash basin, and open shower area.

First Floor:
Stairs lead up to a bright landing, which provides access to the roof terrace. The first floor comprises two bedrooms and a house shower room. Bedroom Two is a comfortable double room enjoying views out onto Old Street and includes its own en-suite shower room with W.C., pedestal basin, and cubicle shower.

Bedroom Five is a smaller room with a window to the front, suitable for use as a single bedroom or home office. The adjacent shower room features a shower cubicle, W.C. and wash hand basin, along with a linen cupboard housing the hot water cylinder and gas-fired boiler.

Second Floor:
The upper floor offers two further bedrooms. Bedroom Three is a rear-facing double room, well-proportioned and complete

with en-suite shower facilities. Bedroom Four is a particularly bright and spacious double room with windows to both the front and side elevations. It also boasts a large en-suite shower room, which includes a pedestal basin, W.C., double-width shower cubicle, and a built-in wardrobe cupboard.

Outside

A tarmac drive leads through double gates into a spacious gravelled courtyard, providing off-street parking for up to 6-7 vehicles. Mature climbing plants and a paved seating area enhance the charm of the garden, offering a tranquil outdoor space for both the main house and the cottage.

Roof Terrace:
Accessed directly from the first-floor landing, the roof terrace enjoys a sunny south-easterly aspect. This peaceful outdoor space is ideal for relaxing or entertaining and adds further appeal to this versatile period home.

Rear Cottage (Self-Contained Annexe)

Accessed via its own private entrance, the rear cottage offers a self-contained and well-appointed one-bedroom annexe - ideal for holiday letting, guest accommodation, or independent family living.

The property opens into a tiled entrance hall, providing a practical and welcoming space. Leading from here is the living room, a comfortable space that enjoys views over the courtyard and is well suited to both relaxation and entertaining.

The kitchen/breakfast room is fitted with a range of matching cream-fronted units, heat-resistant work surfaces, tiled splashbacks, and a stainless steel sink unit. It offers ample room for a dining table and includes an integrated washing machine and dishwasher, along with space for a cooker and fridge. Access to the roof space adds further storage potential.

The spacious double bedroom is flooded with natural light from both a front-facing window and a rear roof window, creating a bright and airy feel. This leads through to a large en-suite shower room, fitted with a modern white suite comprising a W.C., pedestal wash basin, and a corner shower cubicle.

Additional practical features include a walk-in linen cupboard and separate wardrobe cupboard with hanging space, making this a well-equipped and highly functional annexe with its own independent utilities and heating system.

Services

We understand mains gas, water, electricity, and drainage are connected to the property. Gas central heating in both house and annexe.

Broadband

Estimated Broadband Speeds are: -
Basic 15 Mbps | Superfast 36 Mbps | Ultrafast 1800 Mbps

Location

Ludlow is a thriving market town famed for its food culture, architecture, and quality of life. Old Street is just a short stroll from Ludlow Castle, the town square, and Ludlow train station with regular services to Shrewsbury and Hereford.



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Local Authority
Shropshire County Council

Business rated, but eligible to revert to residential.

Tenure
We understand the property is freehold.

Flood Risk
Rivers and the sea: Very Low

Agents Note
97 Old Street has vehicular & pedestrian rights of way - 105 Old Street has a pedestrian service access

Identity Checks
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 + VAT per purchaser, in order for us to carry out our due diligence.

Viewing Arrangements
Strictly by appointment with the Ludlow Office - Tel: 01584 874450
Email: ludlow@cobbamos.com

DIRECTIONS
The property is conveniently located on the left-hand side as you walk down Old Street from Ludlow's town centre.







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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SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007
hereford@cobbamos.com
14 King Street, Hereford, HR4 9BW

Ludlow

Telephone: 01584 874450
ludlow@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Lettings

Telephone: 01432 266007
lettings@cobbamos.com
14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310
leominster@cobbamos.com
5 Broad Street, Leominster, HR6 8BS

Knighton

Telephone: 01547 529907
knighton@cobbamos.com
22 Broad Street, Knighton, LD7 1BL

Land & New Homes

Telephone: 01584 700648
landandnewhomes@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Head Office

Telephone: 01568 605300
hello@cobbamos.com accounts@cobbamos.com
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS



www.cobbamos.com