



5 UPPER LINNEY
LUDLOW | SY8 1EF





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Bridgnorth 19.1 miles | Shrewsbury 29.2 miles | Telford 31.6 miles
(all mileages are approximate)

A LOVELY GRADE II LISTED TOWNHOUSE WITH GENEROUS
ACCOMMODATION, REQUIRING RENOVATION AND IMPROVEMENT
THROUGHOUT, SET WITH DELIGHTFUL GARDENS.

Walking distance to town centre
Grade II Listed townhouse
Fantastic renovation opportunity
Well proportioned rooms
Delightful established gardens



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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury head south along the A49 until reaching the town of Ludlow. Proceed along the Bromfield road (B4361), then along Coronation Avenue passing the garage on the left hand side. Take the right turn onto Linney and Upper Linney will be found a short distance ahead on the left hand side.

SITUATION

5 Upper Linney enjoys a prime position in the heart of the historic market town of Ludlow, set along a quiet street just outside the town's medieval walls and close to the landmark St Laurence's Church. The street rises towards the historic site of the former Linney Gate and lies only a short walk from Ludlow's vibrant town centre.

The town is renowned for its attractive surroundings, being encircled by beautiful South Shropshire countryside that provides excellent opportunities for walking, riding and other outdoor pursuits. Ludlow itself offers a wide range of amenities including a variety of independent shops, cafés, bars and highly regarded restaurants, together with both well-respected state and independent schools. The town also hosts a lively cultural scene with numerous festivals, fairs and community events throughout the year, alongside leisure facilities including a golf course and National Hunt racing at nearby Ludlow Racecourse.

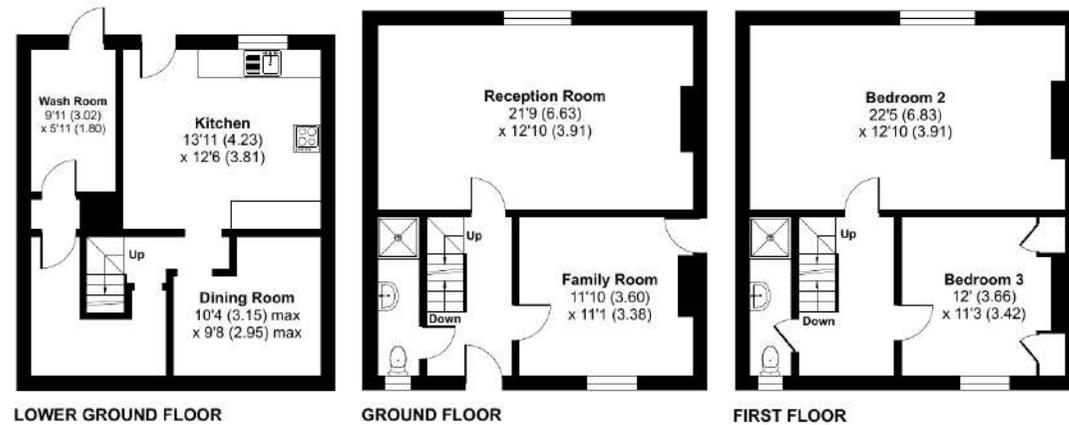
Ludlow is conveniently located just off the A49, positioned between Hereford to the south and Shrewsbury to the north, providing straightforward road connections to the wider region.

The town also benefits from a railway station on the Manchester to Cardiff line, with regular services to Shrewsbury and Hereford.



Approximate Area = 2083 sq ft / 193.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1430311



PROPERTY

A Grade II listed townhouse arranged over four floors, situated in an elevated position within the historic market town of Ludlow. Requiring extensive renovation and improvement throughout, the property presents a fantastic opportunity for buyers to sympathetically restore and design a distinctive period home, taking full advantage of its generous

proportions, character features and outstanding views.

At ground floor level the property features a large living room enjoying superb views across over the gardens and beautiful south Shropshire countryside, together with a snug and a shower room/WC.

To the lower ground floor there is a rear dining room and an open-plan kitchen/breakfast room with



access out to the garden. The washroom can also be accessed from this floor (see agents note).

The first floor provides two bedrooms and a shower room/WC, while the second floor offers two further bedrooms. The rear bedrooms on both the first and second floors are especially generous in size. In addition, there is a loft space, ideal for storage or offering further potential for conversion, again subject to the appropriate permissions.

The property's layout creates a wonderful sense of space, complemented by period character and some of the finest views to be found in the locality.

OUTSIDE

Externally, the house benefits from a large private garden incorporating neat lawns, established shrubbery beds, and a variety of seating and terrace areas, providing excellent outdoor space in this desirable town setting. There is a pedestrian access gate at the bottom of the garden leading down to the Linney.

Overall, 5 Upper Linney represents a rare opportunity to acquire and restore an impressive listed townhouse in one of Ludlow's most sought-after locations.

GENERAL REMARKS

AGENTS NOTE

No. 4 Upper Linney retains the benefit of a right to use the Old Wash Room on the lower ground floor within the ownership of No. 5 Upper Linney. No. 4 Upper Linney can only access this area directly from its own garden. For further information, please speak to the agent.

METHOD OF SALE

The property is offered for sale by public auction.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity and drainage are understood to be connected. Mains gas is connected to the property however there is currently no central heating in place. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



