



31 Gravel Hill, Ludlow, SY8 1QR
Offers in the region of £500,000

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This spacious, well presented, Edwardian, semi-detached house is set over four floors and approx. 450 yards from Ludlow town centre and within a short walk of the railway station. Offering four double bedrooms, two receptions, a sizeable south-west facing rear garden and stunning views

- Semi-Detached Edwardian House
- Period Features Throughout
- Bathroom & Recently Modernised Shower Room
- Short Walk to Ludlow Town Centre & Railway Station
- Set Over Four Floors
- Two Reception Rooms & Separate Study
- Stunning Rear Views Including Ludlow Castle & St Laurence's Church
- Four Double Bedrooms
- Kitchen/Diner & Useful Cellar
- Sizeable South-West Facing Rear Garden

The Property

Introducing No.31 Gravel Hill, which is a well presented, semi-detached Edwardian house set over four floors and positioned within one of Ludlow's most sought-after residential addresses. Built in 1910 and elevated above the historic town centre, the property enjoys stunning, panoramic rear views across the rooftops of Ludlow towards the surrounding Shropshire countryside, Mortimers Forest, Ludlow Castle and the magnificent tower of St Laurence's Church. Located approximately 450 yards from the vibrant town centre with its many independently owned shops, restaurants, cafés and facilities, the house is also within comfortable walking distance of the railway station, making it particularly well placed for commuters whilst having the very best of Ludlow on the doorstep.

Having served as a much loved family home for the past 30 years, No.31 Gravel Hill retains a wealth of period features including sash windows, high ceilings, decorative cornicing, original fireplaces and attractive tiled flooring. The windows have recently been redecorated externally, helping to preserve the character and presentation of this handsome period home. Offering spacious and versatile accommodation extending to approximately 2,351 sq ft, the property provides 4 double bedrooms, 2 bathrooms, 2 reception rooms, a study, kitchen/diner and a useful cellar area. For added peace of mind, the property was re-roofed circa 2016. Outside, there are gardens to both the front and rear, with the rear garden enjoying a south-west facing aspect.

Inside, the accommodation spans across four

floors and is made up on the ground floor of an entrance hall with attractive tiled flooring and stairs rising to the upper floors. Positioned to the front is the living room, featuring a bay window and fireplace, while a separate reception room to the rear enjoys a pleasant outlook towards the garden and beyond and also benefits from a fireplace and fitted shelving. Completing the ground floor is the kitchen/diner, which offers a range of fitted units, work surfaces and space for a family dining table, along with a range-style cooker, creating a warm and sociable space.

On the lower ground floor is a useful cellar area, providing excellent storage and potential for a variety of uses, subject to all necessary consents.

The first floor landing gives way to two double bedrooms, one positioned to the front and one to the rear, both enjoying generous proportions and period features. Also on this floor is a study, ideal for those working from home, whilst enjoying the views. In addition, there is both a recently modernised shower room, fitted with a contemporary shower unit, wash basin and W.C., and a separate family bathroom comprising a bath, wash basin and W.C., providing excellent convenience for family living.

On the second floor are two further double bedrooms, both offering characterful sloping ceilings and feature fireplaces. The front bedroom has original wooden flooring, while the rear bedroom offers breath-taking views across the town, again taking in the iconic castle and church tower alongside the rolling countryside beyond.

Outside, to the front of the property is a lawned garden with a pathway leading to the entrance door and bordered by mature shrubs and planting. A useful side passage runs alongside the property, providing access between the front and rear gardens — ideal for garden maintenance, storage access or everyday practicality.

The rear garden is worthy of particular note, enjoying a south-west facing aspect and far-reaching views across Ludlow's historic skyline towards the hills beyond. The garden is largely laid to lawn with a paved patio area adjoining the rear of the property, creating an ideal space to relax and unwind within the warmer months of the year. There are planted borders, established hedging and a useful garden shed, with well-defined boundaries providing a good degree of privacy.

Combining generous accommodation, period character, recent improvements and an exceptionally convenient position just a short stroll from both the town centre and railway station, No.31 Gravel Hill presents an excellent opportunity to acquire a substantial Edwardian home in the heart of Ludlow.

The Town

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair and Ludlow Fringe, so there are events to keep you entertained all year round. There are also



countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band D.

Nearest Towns/Cities

Leominster - 12 miles

Tenbury Wells - 10.5 miles

Church Stretton - 16.5 miles

Hereford - 24 miles

Kidderminster - 23 miles

Shrewsbury - 28 miles

Telford - 29 miles

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

What3words

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Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to

paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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