



Offers in the region of £285,000  
Sheet Road, Ludlow

johnamos  
& co



# Sheet Road, Ludlow

A substantial detached property sat in around half an acre of gardens in need of some refurbishment and cosmetic improvement to create a family home of character and charm on the fringes of the historic market town of Ludlow. The accommodation more particularly comprises entrance hallway / dining room, kitchen, utility, living room, games room, study, conservatory, five bedrooms, four bathrooms, detached double garage and generous mature gardens of 0.42 acres.

FOR SALE BY PUBLIC AUCTION ON THURSDAY 18TH JULY 2013 AT 6PM AT LUCTONIANS SPORTS CLUB, KINGSLAND HR6 9SB.

## Introduction

A spacious detached dwelling with excellent character features throughout, in need of some cosmetic improvement to create a wonderful family home within close proximity to Ludlow town. The property has previously been used as a bed and breakfast, and the half acre gardens offer scope for a variety of leisure and business uses, subject to the necessary planning conditions.

## The Property

From Sheet Road, twin metal gates open in to the substantial gravelled driveway area, with porch and door opening in to:

## Entrance Hallway / Dining Room

19'0" x 12'10" (5.80m x 3.90m) A spacious entrance hallway which doubles up as a dining room with parquet flooring, feature fireplace with multifuel stove,

## Kitchen

18'8" x 15'5" (5.70m x 4.70m) A light room with character beams, parquet floor and other features, with scope to create a fantastic family kitchen. Currently with a range of base level units and worksurfaces, stainless steel sink and room for appliances. Having twin windows to front aspect, window to side and space for range cooker. Door through to:



## Utility Room

13'1" x 9'10" inc pantry (4.00m x 3.00m inc pantry) A useful and good sized area with space and plumbing for washing machine, space for dishwasher, unit with Belfast sink and drainer, tiled floor, space for cloaks and area for boiler. Door in to:

## Pantry

With tiled flooring, window to front, exposed beam and space for fridge or freezer.

## Living Room

24'3" x 10'2" (7.40m x 3.10m) A large and light room with twin aspects. Having parquet floor, exposed character beams, wood burning Morso stove, windows to front side and double opening doors to rear side. Door opens in to study and steps lead up to:

## Games Room / Snug

20'0" x 12'6" (6.10m x 3.80m) Previously converted from an attached barn, the room now provides a games area and music room, again with excellent light features and twin aspects. Wooden floor, further wood burning stove, shelving, windows to sides and metal spiral stairs to first floor room.

## Study

7'7" x 8'0" (2.30m x 2.44m) Accessed off the living room, with continuation of the parquet flooring, window to conservatory and door to:

## Shower Room

Having WC, pedestal wash hand basin with inset vanity unit, shower and obscured window to rear.

## Conservatory

19'4" x 9'10" (5.90m x 3.00m) Doors open out from the dining room in to the excellent Westerly facing conservatory with feature grape vine, tiled floor, views across the garden,

## Stairs to First Floor

Rising from the dining hall



## Accommodation *continued*

### Master Bedroom

15'9" x 11'6" (4.80m x 3.50m) An excellent sized master suite with dressing area and ensuite. Having windows to front, rear and side with fantastic far reaching views towards the Cleve Hills.

### Dressing Room

8'6" x 4'7" (2.60m x 1.40m) With exposed character beam and Velux window.

### Bathroom

Mainly white suite comprising WC, bidet, pedestal wash hand basin, panel enclosed bath and shower over. Also having heated towel rail, mirror and light, shaving point, and connecting door to:

### Bedroom Two

15'7" x 13'11" (max) (4.75m x 4.25m (max)) Having window overlooking rear gardens, recessed storage cupboard and door back to bathroom.

### Bedroom Three

15'11" x 10'0" (4.85m x 3.05m) Window to rear garden, recessed cupboards, exposed beam and steps leading to

### Bathroom

White suite of WC, pedestal wash hand basin, panel enclosed bath, shower cubicle, obscured window to rear, and door to landing.



### Bedroom Four

12'10" x 9'4" (3.90m x 2.85m) With windows to both sides and fitted wardrobes, exposed timbers and ensuite:

### Shower Room

White suite including WC, basin, shower cubicle, heated towel rail and window to rear.

### Bedroom Five

9'10" x 9'8" (3.00m x 2.95m) With windows to twin aspect, exposed beams and spiral stairs back to games room.

### Outside

A real feature of the property is the extensive and secure walled gardens, which wrap around the property. From the road, double gates open to an ample parking area for several vehicles. The gardens are mainly laid to the rear of the property and benefit from West and South facing aspects and are well sheltered by the mature gardens.

There are a number of apple and pear trees, cedar and many mature shrub borders and ample space for vegetable plots and former polytunnel. A decked area is accessed directly from the conservatory and offers an elevated view of the garden which also includes a children's play house.

Back towards the parking is a substantial detached double garage/workshop which would be suitable for a number of uses including vehicle, store, home office or workshop.

### Services

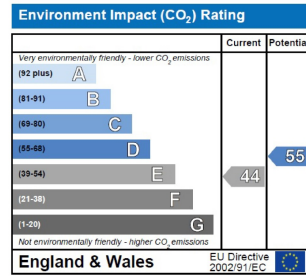
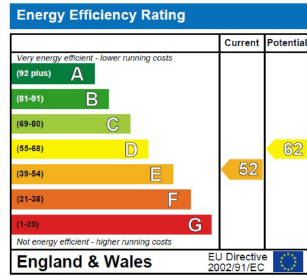
Gas central heating, we are informed that all mains services connected.



## Directions (SY8 4JT)

From our offices in Leominster, proceed north on the A49 to Ludlow, and at the first roundabout, take the third exit, heading past the Eco-Park and the property is approximately 300 yards on the right hand side, as indicated by the John Amos for sale board.

## EPC

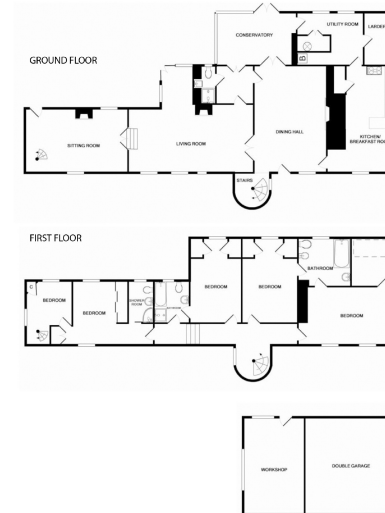


## Agent's Contact

### Rural Office

Lion Court, Broad Street, Leominster, Herefordshire, HR6 8LE  
tel: 01568 610 007 web: [www.johnamos.co.uk](http://www.johnamos.co.uk) e-mail: [enquiries@johnamos.co.uk](mailto:enquiries@johnamos.co.uk)

## Floor Plan



Leominster  
2 Broad Street  
Leominster  
Herefordshire  
HR6 8BS  
01568 610310

Knighton  
21 Broad Street  
Knighton  
Powys  
LD7 1BL  
01547 529907

[www.johnamos.co.uk](http://www.johnamos.co.uk)

[property@johnamos.co.uk](mailto:property@johnamos.co.uk)

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