

139 Corve Street Ludlow, Shropshire, SY8 2PG

# A Grade-II listed character property boasting tremendous flexibility with commercial ground floor accommodation.

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Train Station 0.2 mile, Market Square 0.2 of a mile, Shrewsbury 29 miles

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Ground floor commercial accommodation | Kitchen | Sitting room | Two bedrooms | Family bathroom | Cellar | Courtyard

### **The Property**

139 Corve Street is a charming period property occupying a superb location on the sought after Corve Street, set within the heart of vibrant Ludlow. The property offers commercial ground floor accommodation with residential accommodation above. The property offers tremendous flexibility and could provide uses for a variety of purposes (subject to the necessary consents). Previously there was a successful hairdresser on the ground floor.

The ground floor accommodation comprises two commerical rooms extending to 430 square feet. There is a full length shop front window and a step up leads to the rear room where the staircase can be found and an external door accessing the courtyard. On the first floor, there is the kitchen, which is fitted with units and



appliances including an electric oven and a wash basin. There are exposed beams in the kitchen and a window overlooking the rear courtyard. The sitting room is a particularly special room enjoying many period features including an original stone wall with exposed beams, an open fireplace and a beautiful sash window. On the second floor, the main bedroom is a spacious room with a vaulted ceiling. There is a further bedroom and a family bathroom. There is cellar space providing further storage.

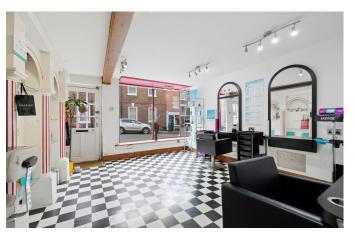
#### Outside

There is a rear private courtyard area that is paved and provides space for seating.

## **Situation**The property

The property is situated on Corve Street which is only a very short walk to the centre of town. Corve Street is a prime location for commercial premises and offers street parking. Ludlow offers an exceptional range of day-to-day amenities including supermarkets, independents shops, cafes, restaurants and much more. The train station is a very short distance away and offers the Manchester to Cardiff line, connecting to the wider network. The A49 can be reached at a short distance also. There is street parking on Corve Street and supermarkets to the rear offer further parking.













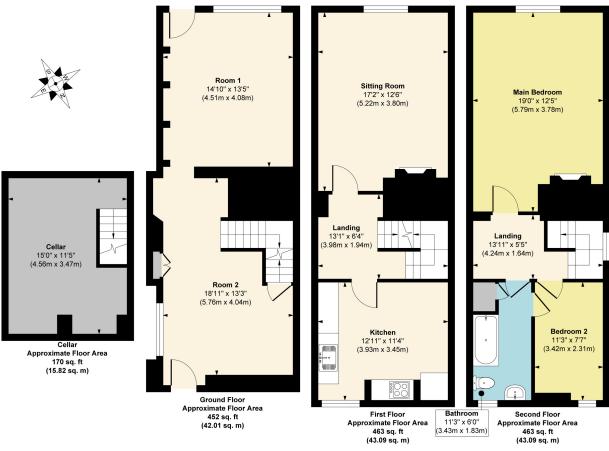








#### 139 Corve Street, Ludlow, Shropshire, SY8 2PG



Approx. Gross Internal Floor Area Main House = 1378 sq. ft / 128.19 sq. m Cellar = 170 sq. ft / 15.82 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE The position & size of doors, windows, appliances and other features are approximate only.

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**Directions**: From our office, head down Corve Street, and find the property on your right hand side indicated by its number plaque.

Local Authority: Shropshire Council.

**Services**: Mains water, electricity and drainage.

Council Tax: Band A

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.



50 Bull Ring, Ludlow, SY8 1AB 01584 817977 ludlow@markwiggin.co.uk www.markwiggin.co.uk

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