



139 Corve Street  
Ludlow, Shropshire, SY8 2PG

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

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

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 commercial 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 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.







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**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.

**MARK WIGGIN**  
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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated October 2023. Photographs dated October 2023. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX