



MARK WIGGIN
ESTATE AGENTS

TWENTY TWENTY GALLERY



4 Quality Square
Ludlow, Shropshire, SY8 1AR

A Grade II Listed property offering tremendous potential in the heart of Ludlow.

Hereford 24 miles, Shrewsbury 29 miles

Gallery space | Reception rooms / potential bedrooms | Kitchen | WC | EPC: Exempt due to listing

The Property

4 Quality Square is a charming period property with spectacular space that offers huge potential for a variety of users (subject to the necessary consents). The property is currently being used as an art gallery, however, it could be turned into residential or further commercial uses. The vendors, since purchasing, have renovated and well insulated the ceiling making it feel warm and modern.

The property offers beautiful original period features such as its ornamental fire place on the ground and first floors as well as high ceilings and exposed beams. The ground floor comprises: the main gallery, ornamental antique coal range cooker and the wooden staircase leading to the first floor.

The first floor offers further gallery space / potential reception room with another ornamental open fire place and exposed beams. The windows let in a huge amount of natural light. Also, on the first floor, there is a small kitchen and WC.

The second floor is filled with natural light and has a beautiful high ceiling with exposed beams. This room has a built in storage unit in the corner. The space is currently being used as storage but could ideally be used for residential use.

Situation

The property is situated in Quality Square, just set back from Ludlow's Market Square. With the Castle less than a 3 minute

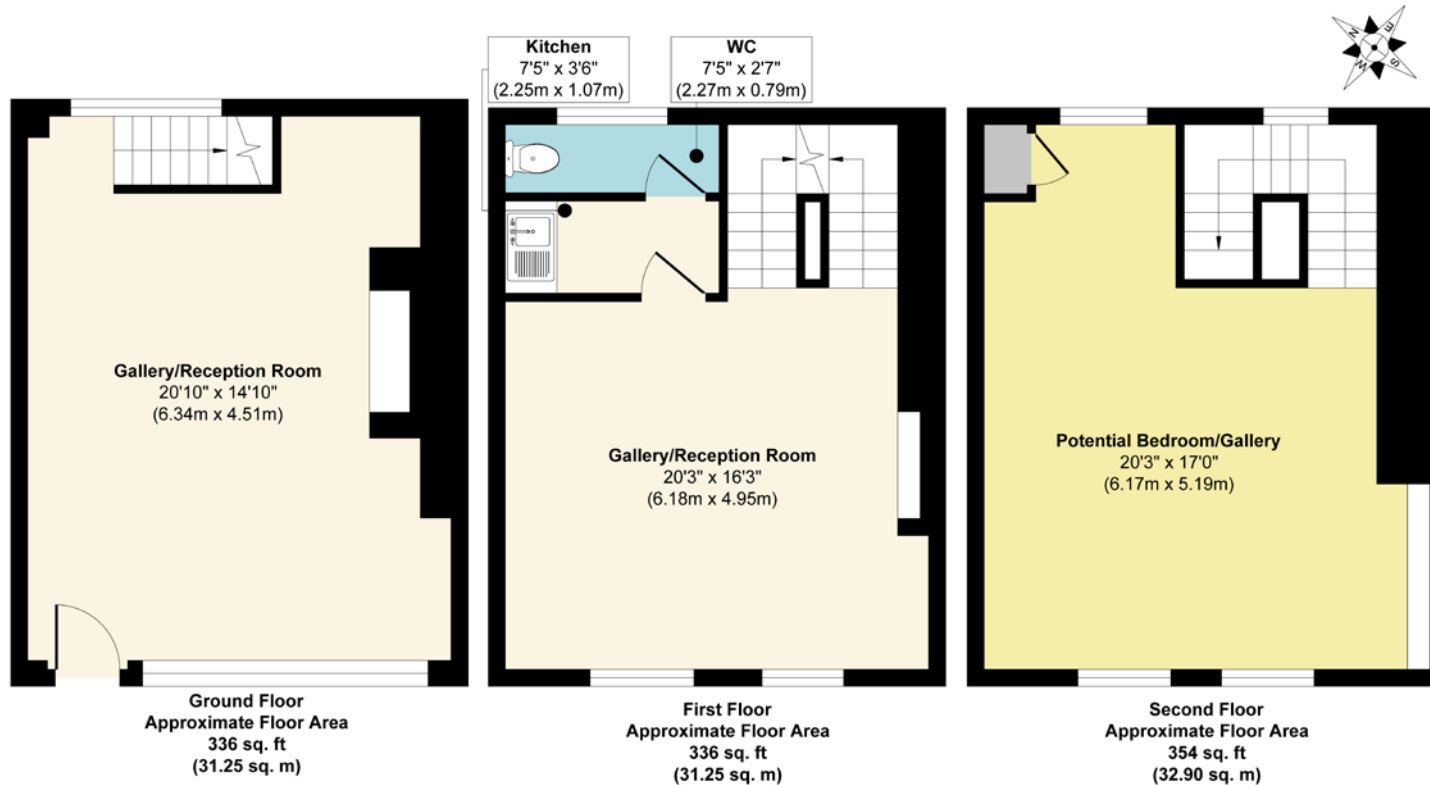
walk, this property really is in the heart of Ludlow making it a prime spot for a business or a superb area for someone looking to be within walking distance of the day-to-day amenities. The Market Town of Ludlow is filled with a range of good facilities, with independent shops, supermarkets, doctors, pubs, restaurants and much more. Links are good to the area with the train station just a short walk from the property and the A49 at an easy reach, connecting to the wider motorway network.

Ludlow offers good schooling in the area with primary and secondary schools. For the private sector, Moor Park, Lucton School and Hereford Cathedral are all within reachable distance.





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Approx. Gross Internal Floor Area
Main House = 1024 sq. ft / 95.40 sq. m

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The position & size of doors, windows, appliances and other features are approximate only.
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Directions: From our Ludlow office, head towards the Market Square, just before the Square turn right and follow the sign for Quality Square. You will find Twenty Twenty Gallery on your right-hand side.

Local Authority: Shropshire Council

Services: Mains Water, electricity and drainage.

Council Tax: Band TBA

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.

Viewings: Strictly by appointment via Mark Wiggin Estate Agents.



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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 August 2022. Photographs dated August 2022. 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