



40 Mill Street  
Ludlow, Shropshire, SY8 1BG

# A Grade II Listed period property boasting tremendous proportions and a beautiful walled garden situated in the heart of vibrant Ludlow.

◆  
Market Square 0.1 of a mile, Hereford 23 miles, Shrewsbury 29 miles  
◆

Entrance hall | Dining room | Study | Kitchen/breakfast room | Utility | Garden room | Sitting room/potential annexe | Shower room | Drawing room | Principal bedroom | Family bathroom | Three further bedrooms | Shower room | Cellarage | Garden | Terrace | Summer house | Green house | Garden shed | EPC: Exempt

## The Property

Situated on one of Ludlow's most sought after streets, 40 Mill Street is a tremendous property boasting a wealth of character and period charm throughout. The property offers exceptional proportions and has a beautifully manicured garden with views extending towards the Mortimer Forest.

Upon entering the property there is a spacious entrance hallway. The dining room offers great proportions and a large open fireplace that houses a gas burning stove. There are two beautiful Georgian sash windows. Adjacent is the study room, which also benefits from a sash window and leads access to the kitchen/breakfast room. The kitchen is a light filled, spacious room that boasts a high ceiling with many period features

throughout. There are fitted units and appliances including a traditional 2-oven AGA and a Belfast sink. Some features of particular note in the kitchen are the original quarry tiles and the Orangery style dining area at the rear which overlooks the pretty gardens. There are French Doors from here leading to the terrace, ideal for seasonal al-fresco dining and entertaining. There is a useful utility room. Stairs lead to the cellars which provides superb storage for the property. There is a vestibule with an external door to access the garden. From here there is a separate room which is currently used as a sitting room, however could provide a bedroom for multi-generational living as it has an en-suite modern shower room and is all level.

On the first floor, there is a large drawing room that has a beautifully detailed open fireplace. The room boasts great dimensions and has two sash windows. The principal bedroom with a sash window is on the first floor and also has an open fireplace. A modern family bathroom services the first floor.

On the second floor, there are three further double bedrooms and a shower room.





## Outside

The property benefits from an exceptional walled garden that has been kept to a very high standard. The gardens are mainly laid to lawn and boast a huge variety of well stocked herbaceous borders and manicured hedging throughout.

There is a path leading to the rear of the garden where a beautiful green house can be found, there is also a spacious summer house. The green house and the summer house both have power points. There is a garden shed ideal for further storage.

There is a terrace area, ideal for seasonal al-fresco dining and entertaining.

The garden benefits from a beautiful view towards to Mortimer Forest.

## Situation

The property is situated on one of Ludlow's most prestigious streets, Mill Street. Adjacent to Broad Street, Mill Street boasts a wealth of Georgian architecture and is just a stone's throw from the vibrant Market Square of Ludlow.

The town offers many day-to-day amenities including supermarkets, pubs, restaurants, doctors and much more. There is a train station in Ludlow at around half a mile away.

Just further afield, Hereford and Shrewsbury both offer further amenities. The A49 connects to the wider motorway network.

For schooling, there are primary and secondary schooling in Ludlow. For the private sector, Moor Park, Bedstone College and Hereford Cathedral are all notable schools within easy reach.





## 40 Mill Street, Ludlow, SY8 1BG



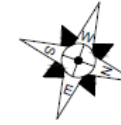
**Approx. Gross Internal Floor Area 3058 sq. ft / 284.28 sq. m**

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 Ludlow office, head towards the High Street, proceed past the Market Square and turn left down Mill Street. Find the property on the right hand side indicated by its number plaque.

**Local Authority:** Shropshire Council.

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

**Council Tax:** Band F.

**Wayleaves, easements and rights of way:** The property will be 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.

**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 March 2022. Photographs dated March 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