



8 Friars Garden
Ludlow, Shropshire, SY8 1RX



A superb townhouse with a beautiful garden and garage situated within walking distance of the historic market town of Ludlow.

◆
Ludlow Market 0.3 miles, Leominster 12 miles, Shrewsbury 30 miles
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Entrance hall | Dining room | Kitchen/breakfast room | Sitting room | Three bedrooms | Three en-suite bathrooms | Loft space | WC | Garden | Garage | EPC: C

The Property

8 Friars Garden is an excellent modern townhouse. The property benefits from exceptional accommodation, a private garden and a garage.

Upon entering the property, there is a spacious entrance hall with a built-in hanging cupboard. Adjacent, there is a WC, with under-stairs storage. The dining room can be found on the ground floor and offers great proportions. The kitchen boasts ample space for dining, it is fitted with units, a built-in oven and a separate hob, there is also space for a dishwasher. The utility room is also fitted with units, a sink and a space for a washing machine. From the kitchen, French Doors lead into the garden. Upstairs, there is a large sitting room with a gas fireplace, a double bedroom with an en-suite bathroom, the main bedroom benefitting from a high ceiling, walk-in wardrobe and

en-suite shower room.

On the top floor, there is the third bedroom, with a vaulted ceiling and window which offers a light and spacious feel. The room is fitted with wardrobes and an en-suite bathroom. From the landing the attic and the loft can be accessed, both spaces are boarded and perfect for storage.

Outside

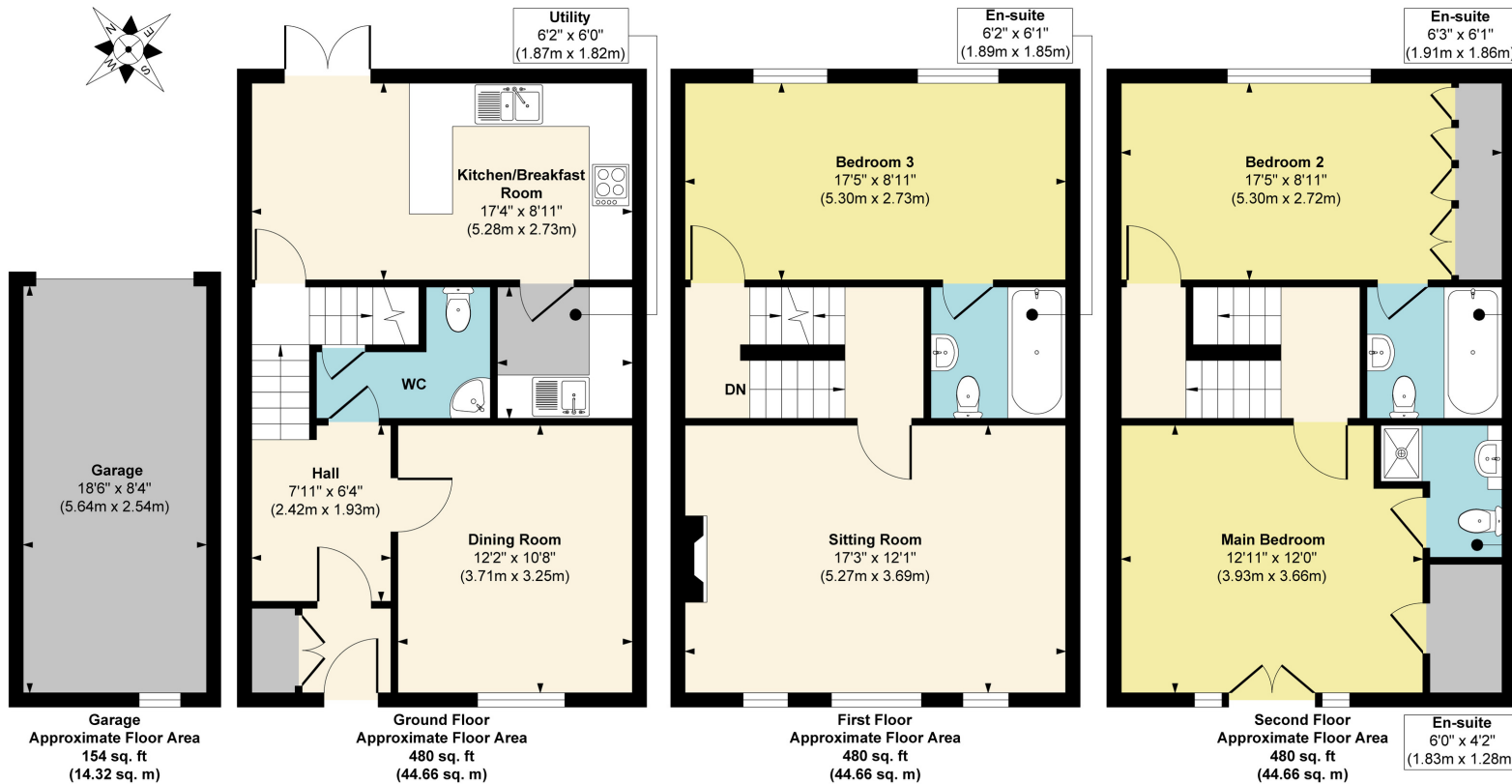
To the rear of the property is an enclosed courtyard-style garden, accessed through French Doors from the kitchen. This space is ideal for seasonal al-fresco dining and the garden is extremely manageable with well-stocked raised beds. The property benefits from a single garage, ideal for one vehicle or storage

Situation

8 Friars Garden is just a short distance from Ludlow's market square. Ludlow is a wonderfully historic, beautiful town and provides a superb range of facilities, with a variety of shops, supermarkets, doctors, pubs and restaurants, and much more. Links are very good in the area with the train station just a short walk from the property. The A49 connects you to the wider motorway network. There is also beautiful countryside on your doorstep. Excellent primary, secondary and private schools in the area, including Moor Park and Bedstone College.



8 Friars Garden, Ludlow, Ludlow, SY8 1RX



Approx. Gross Internal Floor Area
Main House = 1440 sq. ft / 133.98 sq. m
Garage = 154 sq. ft / 14.32 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 east on Tower Street toward Lower Galdeford. Turn right onto Lower Galdeford and take the first right onto Friars Garden. In 0.1 miles turn left and the property will be signposted by its number.

What3words - ///mandolin.bloom.harsh

Local Authority: Shropshire Council.

Services: Mains water, electricity and drainage. Gas central heating.

Council Tax: Band C

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.

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 May 2023. Photographs dated May 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