



Fernleigh
St Julian's Avenue, Ludlow, Shropshire, SY8 1ET





A beautiful 5-bedroom Edwardian property boasting superb accommodation situated in a sought-after location with a delightful garden and parking.

Market Square 0.4 miles, Hereford 23 miles, Shrewsbury 29 miles

Reception hall | Drawing room | Sitting room | Dining room | Kitchen | Breakfast room | Utility room | Pantry | Store | Principal bedroom with en-suite bathroom | Four further double bedrooms (one en-suite) | Family shower room | Veranda | Terrace | Gardens | Private parking | EPC: E

The Property

Fernleigh is a beautiful Edwardian property situated within a sought-after peaceful location just a stone's throw from Ludlow's vibrant town centre. The property offers exceptional spacious accommodation laid over four floors with idyllic period features such as high ceilings, sash windows and much more. Fernleigh also enjoys a delightful garden and benefits from private parking.

Upon entering the property, you are welcomed to a spacious reception hall with beautiful wooden flooring and a grand staircase leading to the first floor. From here the main reception rooms can be found. The drawing room enjoys a large window with stained glass features overlooking the beautiful garden. The drawing room also has an open fireplace. The dining room sits to the front of the property and has beautiful original sash windows.

There is also an open fireplace in this room. The sitting room also has a bay window overlooking the garden and has built-in cupboards providing storage.

Stairs lead down to the lower ground floor where the kitchen can be found. The kitchen is fully fitted with bespoke units and appliances including a Rangemaster, a Belfast sink with a pull out tap and a Bosch dishwasher. The kitchen has beautiful original quarry tiling. A door leads out to the veranda leading to the beautiful gardens. Adjacent is the breakfast room which has beautiful herringbone parquet flooring and French doors leading on to the terrace, ideal for seasonal al-fresco dining and entertaining. There is also an open fireplace in the breakfast room. Adjacent there is the useful utility room which offers ample storage and has plumbing for washing

facilities. Adjacent is the pantry, a garden store and a WC cloakroom.

On the first floor, there are four spacious bedrooms, two enjoying the garden view and two to the front of the property. One of which benefits from an en-suite bathroom. The first floor is serviced by a modern family shower room with a walk-in shower.

On the second floor is the principal bedroom, a wonderfully spacious room benefitting from an en-suite bathroom and a built-in storage cupboard with level access to roof storage.





Outside

The property benefits from a beautiful spacious south-facing garden. the garden is mainly laid to lawn with some superbly well-stocked herbaceous borders. There are also some fruit trees to the rear of the garden. The garden has been beautifully landscaped and is a very tranquil setting. There is a terrace area providing ample space for seating and dining. There is a side alley accessing the front of the property ideal for garden waste. To the front of the property is private parking.

Situation

The property is situated on St Julian's Avenue which is pleasant quiet street yet only a short flat walk to the centre of town. Ludlow offers an exceptional range of day-to-day amenities including supermarkets, independents shops, cafes, restaurants and much more.

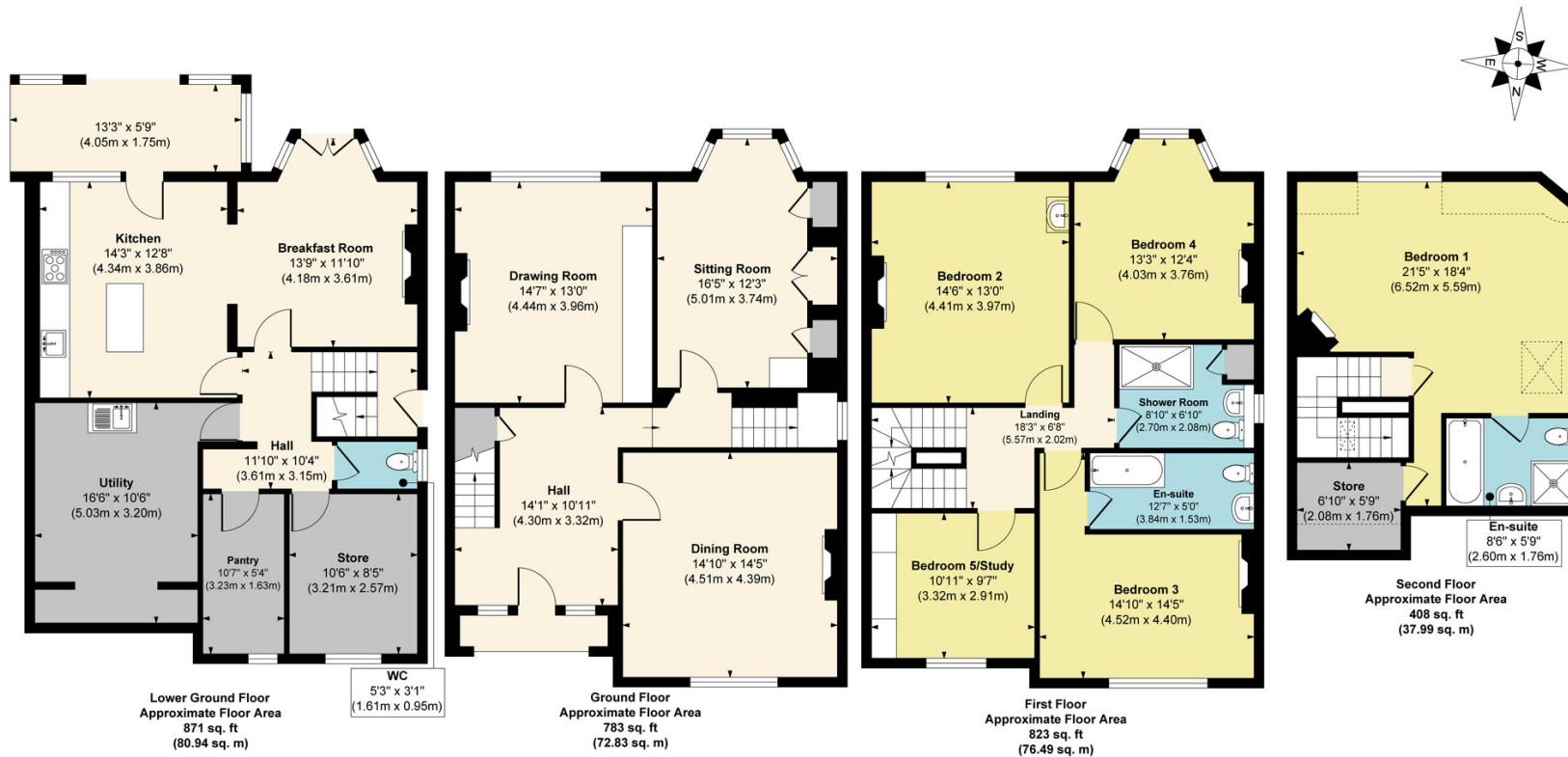
The train station is a short distance away and offers the Manchester to Cardiff line, connecting to the wider network. The A49 can be reached at a short distance also.

Schooling in the area is very good with primary and secondary schooling in Ludlow. For the private sector, Moor Park, Bedstone College and Lucton School are all within easy reach.





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Approx. Gross Internal Floor Area Main House = 2885 sq. ft / 268.25 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 office proceed towards Gravel Hill. Continue and turn right signposted for St Julian's Avenue. Continue down the road and find the property on your right hand side indicated by its name plaque.

Local Authority: Shropshire Council.

Services: Mains water, electricity, gas and drainage.

Council Tax: E

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
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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 2024. Photographs dated March 2024. 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