



MARK WIGGIN  
ESTATE AGENTS



Studio Lodge

## Studio Lodge

Sheet Road, Ludlow, Shropshire, SY8 1BF



# A substantial and flexible property opportunity offering extensive and versatile accommodation on the edge of vibrant Ludlow.

◆  
Town Centre 1 mile, Hereford 23 miles, Shrewsbury 32 miles  
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Commercial - Entrance hall | Customers lounge | Sitting room | Studio | WC | Laundry room | Utility | Five en-suite double bedrooms | Two single rooms | Shower room  
Residential - Open plan kitchen/dining room | Utility room | Sitting room | Two bedrooms | Bathroom  
Garden | Patio | Ample parking | Carport | EPC: x

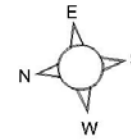
Studio Lodge is situated on the edge of the bustling market town Ludlow and is walking distance to all of the superb amenities that the town has. The property has exceptional proportions throughout with the scope to offer a huge range of flexibility with multiple uses including holiday letting, short hold tenancies, multi-generational living, offices and much more. The current vendors use the property as a successful holiday let business together with a photography studio yet have their own private residence at the rear which they have immaculately renovated to a high standard. The property is connected, therefore could become one whole or kept separate. Naturally any change of use could require appropriate planning consents. There is extensive ground floor accommodation, the commercial side currently comprises: a reception area, a sitting

room, a studio, a WC, a laundry room with utility and two large offices. The residential side is connected through one of the offices and also has two further separate external entrances. The vendors have created a superb living area for their own privacy which has been exceptionally renovated to a high standard. There is a large open plan kitchen/dining room that has been fully fitted with modern units and appliances including a large Rangemaster and an integrated dishwasher. Adjacent are two utility rooms both providing exceptional storage and one houses a further sink. The sitting room is spacious, and light filled with a beautiful oak staircase leading to the first floor. The residential first floor comprises two spacious rooms and a family bathroom which also are modern and attractive. The first floor of the commercial side is accessed via a staircase in the hallway

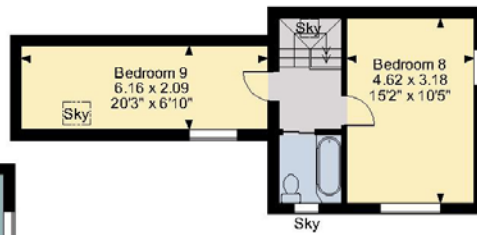
and comprises five spacious double bedrooms all benefitting from en-suite shower/bathrooms and there are two further single bedrooms both serviced by a shower room. The property offers exceptional potential for multiple uses, the current venture could continue as holiday letting, or the commercial aspect could be converted in to residential with the other side providing privacy for multi-generational living or as an assured shorthold tenancy. The options are endless which gives the property so much versatility. The property enjoys a private garden that is mainly laid to lawn and is neatly arranged with some well-stocked herbaceous borders and a patio area. The property benefits from exceptional parking space with around 7 spaces available and a carport for the residential aspect.



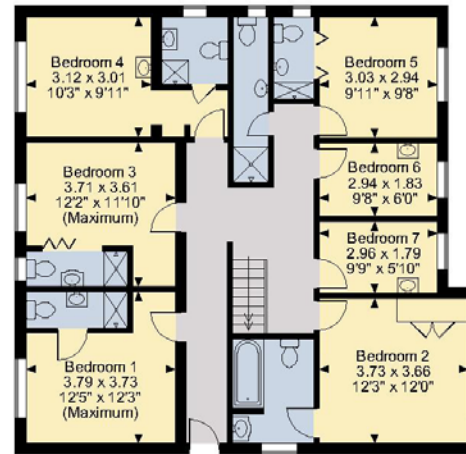
**Studio Lodge Sheet Road, Ludlow**  
**Approximate Gross Internal Area**  
**3604 Sq Ft/335 Sq M**



**Ground Floor**



**First Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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**Directions:** From Ludlow, head along Sheet Road and find Studio Lodge on your right hand side indicated by its name plaque.

**Local Authority:** Shropshire Council

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

**Council Tax:** Annexe - Band B plus commercial rates.

**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 January 2022. Photographs dated January 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