



Drawbridge House, Linney, Ludlow, Shropshire

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An exceptional modern home enjoying outstanding views that is set just a short distance from Ludlow's historic town centre.

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### Summary of accommodation

**Street Level** - Entrance hall | Study/sitting room | Utility/boiler room

**Ground Floor** - Open plan kitchen/sitting room/dining room | Snug | WC

**First Floor** - Principal bedroom suite | Guest bedroom suite | Third bedroom with shower room opposite

**Gardens and grounds** - Landscaped terraced formal gardens | Wild meadow  
Summer House | Garden shed | Off road parking for 6 + vehicles

### Distances

Ludlow town centre 300m | Ludlow train station 0.5 miles (Distances approximate).

### Location

Drawbridge House is in a popular location just a short walk from the town centre in the historic market town of Ludlow which is renowned for its independent shops, interesting architecture, local produce market. A town with fine restaurants, cafes and bars and now host to thriving and vibrant festivals.

Sit beneath Ludlow Castle and enjoys far-reaching views. It overlooks the tennis club and bowling green and is within easy reach of the leisure centre and swimming pool. The surrounding countryside offers wonderful walks and riding on the doorstep.

Ludlow is well positioned for access to the surrounding areas with the A49 linking Shrewsbury to the north and Hereford to the south. Ludlow Train Station is on the Manchester to Cardiff line. The West Midlands conurbation and motorway network are within a commutable distance with the M5 being about 34 miles away and the M54 accessible from both Shrewsbury and Telford.



### Drawbridge House

Drawbridge House is a wonderful modern home featuring a curved sedum roof which has been designed to sit within its grounds with Ludlow's historic town behind it and far-reaching views out towards the hills enjoyed from many of the rooms taking advantage of its elevated position. A distinctive property with an abundance of full length glazing throughout the house maximises natural light whilst framing exceptional views.

As the name suggests, the property is accessed at street level from Linney over a bridged walkway into a spacious hallway that has built in cupboards and a door to a study/sitting room. The utility / boiler room are handily located on this level.

Oak stairs drop into the contemporary open-plan layout on the level below, a space that is perfect for modern living with the kitchen/dining/sitting room located on the first floor with clever use of free wall spaces to provide well thought out spaces and providing a snug. This floor benefits from dual aspect windows and Juliette balconies overlooking the garden. The kitchen is fitted with high gloss units and incorporates electric ovens, ceramic hob, extractor fan, dish washer, drinks cooler and fridge freezer. There is also a WC on this floor.

The three bedrooms located on the lower ground floor are cleverly designed. The master suite has a delightful bedroom with doors opening to a terrace overlooking the garden and surrounding countryside. There is a dressing room along with a stylish ensuite bathroom. Bedrooms two and three have separate shower rooms.

Completing the accommodation and located in the basement is a large media/ cinema/games room with adjacent storage area.

## Outside

The gardens have been beautifully landscaped below the house with terraces and pathways, raised beds and areas of lawn giving many points of feature and opportunities to sit out and take in the surroundings.

There is a large area for parking accessed from Linney via a five-bar gate down a concreted driveway through gardens that have been designed with pathways running through. To the side of this there, is a further area of garden that has a summer house, terrace and raised beds as well as vegetable garden and composting bins.

## Property information

**Tenure** Freehold.

**Services** Mains electricity, Mains water, Mains drainage, Oil fired central heating.

**Local authority** Shropshire Council.

**Council Tax Band** F.

**Energy Performance Certificate** B.

**Viewings** All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank.

## Directions (Postcode SY8 IEE)

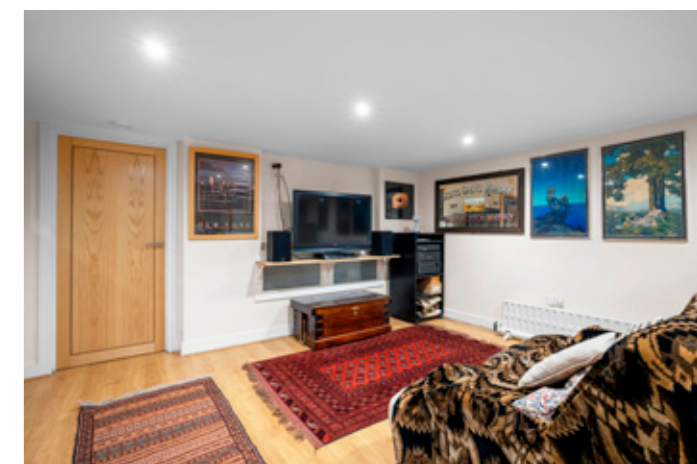
On foot from the town centre (The Buttercross) leave down College Street and turn into Upper Linney. At the end of this road, cross over onto the foot path and after about one hundred meters, the access to Drawbridge House is on the right-hand side.

## What3words

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**Approximate Gross Internal Floor Area**

**Main House: 2,085 sq ft / 193.90 sq m**

**Street Level: 474 sq ft / 44.05 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank Shrewsbury**

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I would be delighted to tell you more

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Particulars dated June 2023. Photographs and videos dated June 2023.

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