

McCartneys Property

Linney Villa, Linney, Ludlow, Shropshire, SY8 1EE

Guide Price Guide Price £975,000

Linney Villa, Linney, Ludlow, Shropshire, SY8 1EE

Linney Villa is located on Linney in a highly sought after location in the heart of historic Ludlow. Enjoying wonderful views to St Laurence's Church, Ludlow Castle and Mortimer Forest beyond. The property dates back to the mid 1800's and has been much improved over the years, retaining many original character features. With some sash windows and original shutters, high ceilings and picture rails. Offering light and airy, flexible accommodation with beautifully landscaped private gardens, ample parking and garage. Viewing is highly recommended.

A gate from the Linney opens to the gardens and a path leads around to the main entrance door.





Walk Inside

Ground Floor - The main Reception Hall has an Indian slate floor, staircase rising to the first floor and Cloaks cupboard off. The Cloakroom is appointed with a suite of wc, wash basin inset to vanity unit and part panelled walls.

The main Reception Room is a light and airy room enjoying a south westerly aspect enjoying wonderful views over the gardens and to Ludlow Castle beyond. With a deep bay to the rear with engineered oak flooring, a door opens to the gardens. The decorative stone fireplace has a fitted Clearview stove on slate hearth with shelving either side.

Also off the Reception Hall is the Dining Room, another spacious room with engineered oak flooring and window to the side.









The Study has two windows overlooking the front courtyard/parking area. Steps lead down to the Inner Hall with a door leading down to the large basement area. A further door opens to the front courtyard.

The Breakfast Kitchen is appointed with a quality range of hand painted wooden wall and base units with solid wooden work surfaces. With inset sink unit, space for American style fridge freezer and integrated dishwasher. Rangemaster stove with gas hob and electric oven. Cleverly designed the kitchen has fitted units for waste recycling and shelving. Slate floor, fireplace with fitted Clearview stove and space for table and chairs. Windows to the front and rear.

Off here a glazed door opens to a large walk in Pantry and a Utility Room with slate shelf, plumbing for appliances and inset sink unit.









First Floor - The spacious Landing leads to three Bedrooms, all enjoying wonderful views over the gardens to Ludlow Castle beyond. Bedroom One also enjoys view to St Laurence's Church and has a built in wardrobe. Bedrooms Two is another good sized double room. The main Bathroom is appointed with a suite of shower bath with fixed screen and shower over, wash basin and wc. Airing cupboard off and windows to the rear and side. An Inner Landing with window to side opens to Bedroom Three, another double with built in wardrobes and a separate Shower Room. Appointed with a suite of shower cubicle, wash basin and wc.

Stairs lead up to Bedroom Four, a double room with vaulted ceiling, exposed beams and window to rear.

Outside- Set behind a stone wall a gate opens to the front Courtyard which provides parking for one vehicle. A driveway to the right of Linney Villa leads down to a large parking area and a Single Garage. From the Garage a door and steps lead up the gardens. Enclosed to all boundaries the gardens enjoy a south westerly aspect and are thoughtfully landscaped with a mature range of shrubs and trees. To the rear of the house is a useful Workshop. With level lawns, paved seating areas, a pretty pergola and brick paths. There is a further seating area over the garage enjoying wonderful far reaching views.





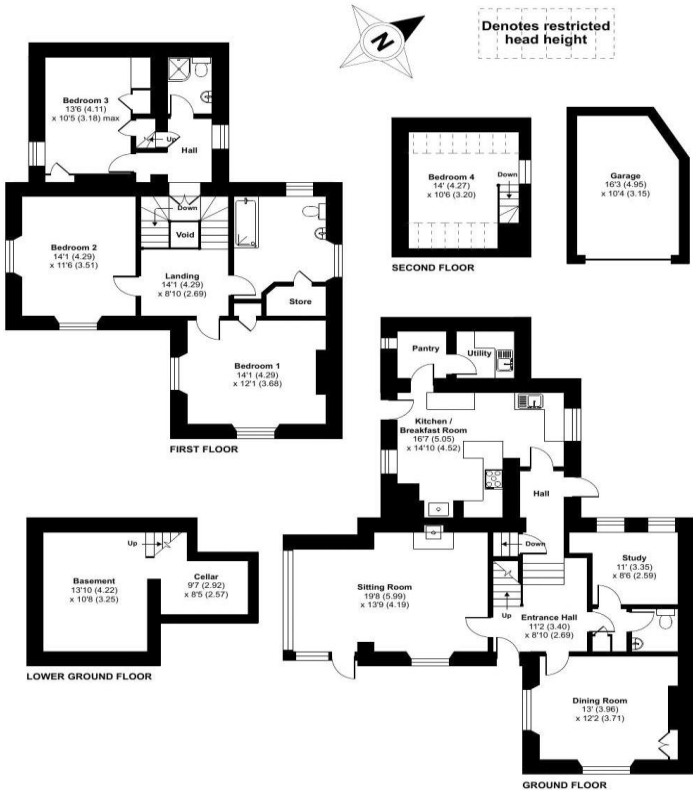






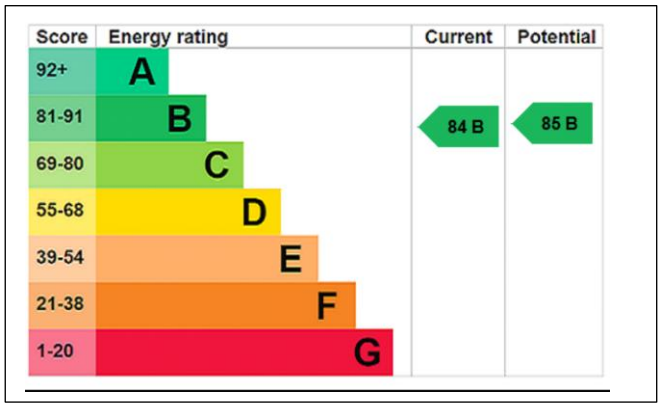
Linney, Ludlow

Approximate Area = 2454 sq ft / 228 sq m (includes
Annexe = 911 sq ft / 8
Limited Use Area(s) = 55 sq ft /
Total = 3420 sq ft / 31
For identification only



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
Produced for McCartneys. REF: 1094024







McCartneys
Property

General

SERVICES: All mains services are connected to the property. Solar panels.

HEATING: Gas fired central heating.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band G

TENURE: We are informed that the property is of freehold Tenure with a small area of flying freehold.

MOBILE & INTERNET COVERAGE: Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

COVENANTS: None that we are aware of.

NOTE: We understand that Ludlow Tennis Club has a right of way over the driveway to the right of the property, not a vehicular right of way but for deliveries.

VIEWING: By appointment through selling agents – McCartneys LLP: 01874 610990
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am – 12 noon.

ANTI MONEY LAUNDERING CHECKS: AML checks will be undertaken for successful buyers and there is a fee of £30 including VAT per person payable.

REFERRAL FEES:
McCartneys LLP routinely refers vendors and purchasers to providers of conveyancing, survey, removal and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Details Last Updated: Monday, 07 September 2026

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP
REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4BH. Tel: 01584 872251. REGISTERED NO: OC310186

www.mccartneys.co.uk
ludlow@mccartneys.co.uk

Follow us on

McCartneys
Property