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# 12 Rock Lane, Ludlow, Shropshire, SY8 1ST

## Offers in the region of £99,950 - Freehold

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In need of modernisation this three bedroom detached cottage has good sized gardens and is now available with no upward chain.







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Rock Lane is located in a residential area within one mile of Ludlow Town Centre. This three bedroom detached cottage is in need of modernisation.

A pedestrian pathway leads to the side of the property and a recessed porch and UPVC entrance door opens to the following:

The property comprises the following accommodation (measurements are provided for identification only):

**Hall** - With stairs to first floor, under-stairs cupboard and opening to

**Sitting/Dining Room - 23'7" x 10' (7.2m x 3.05m)**
With feature fireplace, two radiators, serving hatch to kitchen and UPVC double glazed window overlooking gardens.



**Kitchen - 11'9" x 8'11" (3.58m x 2.72m)**
With range of units, inset sink unit, wall mounted central heating boiler, free-standing oven and integrated gas hob. UPVC double glazed window to side.



**Rear Porch** - Off the Hall a door opens to the rear Porch with glazed door to gardens.

**First Floor** - Landing with cupboard housing hot water tank, UPVC double glazed window to side.

**Bedroom One - 11'9" x 10'2" (3.58m x 3.1m)**
With UPVC double glazed window to side, radiator.



**Bedroom Two - 10'11" x 7'10" (3.33m x 2.4m)**
With radiator and UPVC double glazed window overlooking gardens.



**Bedroom Three - 8'11" x 8'10" (2.72m x 2.7m)**
With UPVC double glazed window to side and radiator. Built in cupboard.

**Bathroom** - With bath, wash basin and wc. UPVC double glazed window to front.

**Gardens** - The gardens are good sized with a range of wooden stores and outbuildings. Lawned area and at the bottom hardstanding and double gates opening to Rock Lane.

**AGENTS NOTE** – a small section of the lower garden **is** possessory title.

**Mobile & Internet Coverage** - Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

**Restrictive Covenants** - None that we are aware of.

**Anti Money Laundering Checks** - AML checks will be undertaken for successful buyers and there is a fee of £15 plus vat per person payable.

**SERVICES:** All mains services are connected to the property.

**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 B

**TENURE:** We are informed that the property is of freehold Tenure.

**DIRECTIONS:** From Ludlow Town proceed along Upper Galdeford and at the traffic lights go straight over into Gravel Hill. Take the first turning on the right into St Julians Avenue which leads into Livesey Road. At the top turn right onto Sandpits Road and then take the second turning on the right into Sandpits Avenue. Go down Sandpits Avenue and bear right and at the end turn left into Rock Lane. Go up Rock Lane passing the Rockspring Community Centre on the right. Ahead of you will see a pedestrian walkway and 12 Rock Lane is the first property on the left hand side.

**VIEWING:** By appointment through selling agents – McCartneys LLP: 01584 872153

**Opening Hours:** Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

**Details Last Updated:** Wednesday, 11 November 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.

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

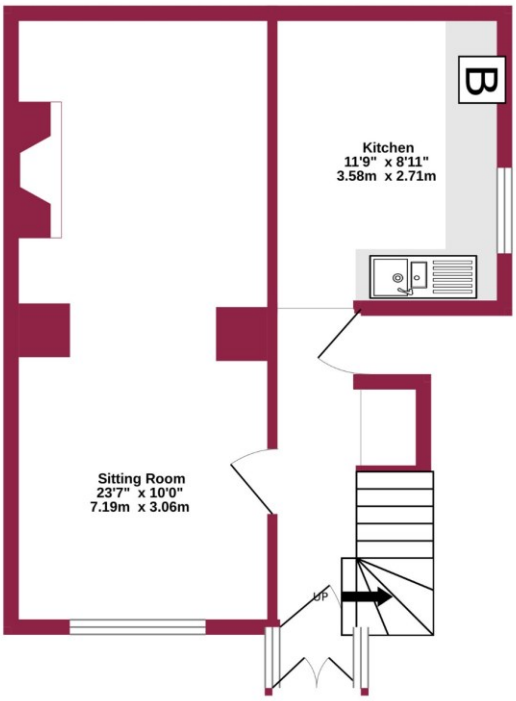




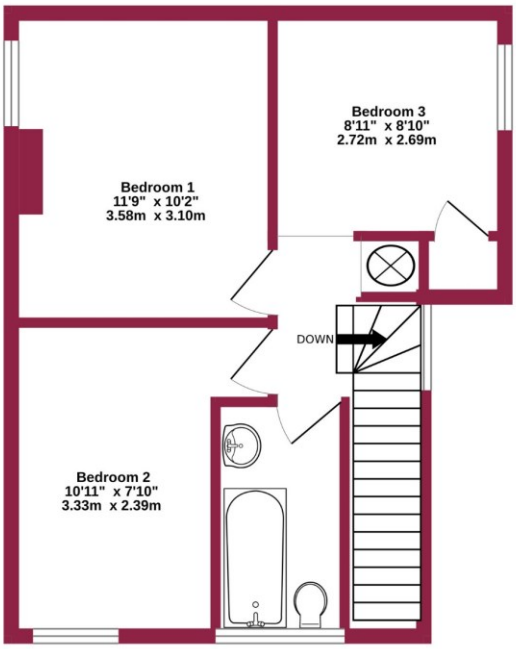


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Ground Floor
393 sq.ft. (36.5 sq.m.) approx.




1st Floor
410 sq.ft. (38.1 sq.m.) approx.




TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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