



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

7 LION LANE

KNOWLE, CLEE HILL, LUDLOW, SHROPSHIRE, SY8 3NJ

GUIDE PRICE

£175,000



**A CONVERTED PAIR OF COTTAGES FOR UPDATING WITH USEFUL OUTBUILDINGS
AND EASY ACCESS TO CLEE HILL COMMON.**

- KITCHEN
- TWO RECEPTION ROOMS

- TWO BEDROOMS & BATHROOM
- UTILITY ROOM & CLOAKROOM

- SOUTH FACING GARDEN
- OUTBUILDINGS & PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



7 LION LANE, KNOWLE, CLEE HILL, LUDLOW, SHROPSHIRE, SY8 3NJ

APPROXIMATE DISTANCES

Clee Hill Village – 0.8 mile, Tenbury Wells – 4 miles, Ludlow – 6.5 miles, Cleobury Mortimer – 6.5 miles, Bewdley – 14.5 miles, Kidderminster – 18 miles, Bridgnorth – 20 miles, Worcester – 27 miles, Shrewsbury – 35 miles, Birmingham – 37 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 in the direction of Leominster/Shrewsbury. After 0.2 mile turn right onto the B4214/Clee Hill Road and proceed for 3.7 miles and after passing Knowle Sports on the left hand side take the first right hand turn onto a council lane and after 0.1 mile the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

7 (& 8) Lion Lane was formerly a pair of 'one up, one down' cottages, peacefully and attractively situated close to Clee Hill Common which is ideal for walking and riding.

The cottage is constructed of part brick and stone elevations under a slate roof and has a single storey extension on the west gable end. The cottage although habitable is in need of some further updating and is set within generous gardens with a useful workshop/garage block and further outbuildings. The property has vehicular access and parking.

The village of Clee Hill has a Convenience Store and Post Office, a Bakery, Fish and Chip Shop and Public House. The nearby towns of Tenbury Wells, Ludlow and Cleobury Mortimer are just a short drive away and are host to a range of amenities. The property is in the catchment area for Clee Hill Community Academy (Primary School) and Lacon Childe School (Secondary School).

ACCOMMODATION

The entrance hall has a quarry tiled floor and an understairs cupboard. The sitting room has an open fire and a step down to the kitchen/breakfast room which has a range of cream painted base and wall units, a sink/drainage, space for a cooker and an undercounter fridge, and a door opens into the dining room which has an exposed wooden floor. The utility room has a quarry tiled floor, a stainless steel sink/drainage unit, plumbing for a washing machine, doors to outside and to a storage area with shelving and a cupboard, and leading to a cloakroom with a hand basin and wc.

Stairs rise up from the entrance hall to the first floor landing. There are two bedrooms, each with built in storage cupboards, and a large family bathroom with a corner bath, a vanity basin unit, wc and an airing cupboard.

OUTSIDE

A wicket gate off the lane opens onto a path which leads up to the cottage. Attached to the east gable end of the cottage is a lean-to garden store and the privy (not in use). The cottage benefits from large south facing gardens and a separate vehicular access off the lane which leads up to a substantial outbuilding forming a garage/workshop (17'6" x 17'2") with double doors, and with a lean-to workshop (14' x 9'), and adjacent glass

house/potting shed (8'9" x 8'7"). There is a dilapidated detached garage (15'5" x 9'5") and further dilapidated storage outbuildings.

SERVICES

Mains water and electricity are connected.
Part electric night storage heating.
Private drainage.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

EPC Rating G – Full details available upon request.

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

VIEWING

By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555
View all of our properties for sale and to let at:
www.nickchampion.co.uk

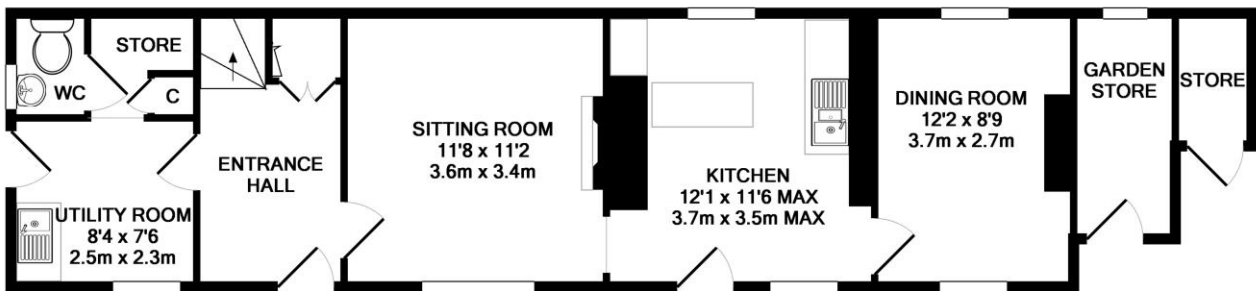
LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG
Tel: 020 7318 7082

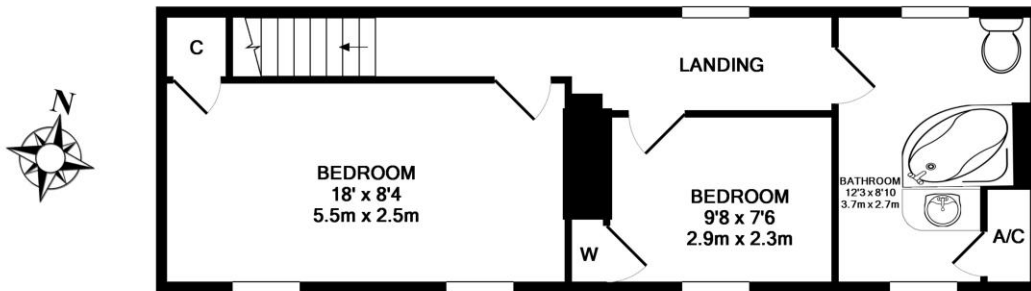
Photographs taken on 17th August 2018.
Particulars prepared September 2018.







GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.

INFORMAL TENDER FORM

RELATING TO 7 LION LANE, CLEE HILL, LUDLOW, SHROPSHIRE, SY8 3NJ
PLEASE RETURN TO NICK CHAMPION – 16 TEME STREET, TENBURY WELLS, WORCESTERSHIRE, WR15 8BA
IN A SEALED ENVELOPE LABELLED 'TENDER FOR 7 LION LANE'
NO LATER THAN **12 NOON ON FRIDAY, 28th SEPTEMBER 2018.**

FULL NAME(S):

ADDRESS:

.....

POSTCODE:

TELEPHONE:

E-MAIL:

I / WE THE UNDERSIGNED WISH TO SUBMIT THE FOLLOWING BEST OFFER
SUBJECT TO CONTRACT OF

£

WORDS:

FOR 7 LION LANE, CLEE HILL, LUDLOW, SHROPSHIRE, SY8 3NJ.

OFFER DETAILS & FUNDING:-

1) DEPENDENT ON SALE OF PROPERTY: YES / NO

 NAME OF SELLING AGENT:

CONTACT DETAILS FOR SELLING AGENT:

.....

.....

2) CASH: YES / NO

 AMOUNT AVAILABLE: £.....

3) MORTGAGE: YES / NO

 AMOUNT REQUIRED: £.....

4) OTHER (PLEASE STATE):

.....

5) OFFER SUBJECT TO SURVEY: YES / NO

SOLICITOR CONTACT DETAILS:

.....

SIGN:

PRINT:

DATE: