



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

5 ROSE COTTAGES

CLEE HILL, LUDLOW, SHROPSHIRE, SY8 3PY

GUIDE PRICE

£175,000



**AN ATTACHED COTTAGE WITH GARDEN AND PADDOCK
SET ON THE EDGE OF CLEE HILL COMMON AND ENJOYING SPECTACULAR VIEWS.**

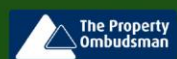
- KITCHEN
- TWO RECEPTION ROOMS
- TWO BEDROOMS
- SHOWER ROOM
- ATTACHED WORKSHOP & PARKING
- GARDEN & PADDOCK

NICK CHAMPION LTD

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www.nickchampion.co.uk



5 ROSE COTTAGES, CLEE HILL, LUDLOW, SHROPSHIRE, SY8 3PY

APPROXIMATE DISTANCES

Clee Hill Village – 0.3 mile, Tenbury Wells – 5 miles, Cleobury Mortimer – 5.5 miles, Ludlow – 6 miles, Kidderminster – 17 miles, Worcester – 27 miles, Birmingham – 38 miles.

DIRECTIONS

From Clee Hill Village head east on the A4117 in the direction of Kidderminster/Cleobury Mortimer and turn right onto the bridlepath/track just before the parking area and cattle grid on the edge of Clee Hill Common. Head downhill along the bridlepath/track 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

5 Rose Cottages is situated on the edge of the village of Clee Hill which has a Convenience Store, Bakery, Fish and Chip Shop and a 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).

5 Rose Cottages is constructed of stone and brick elevations under a tiled roof and benefits from an extension, recently decorated accommodation with tiled flooring to the ground floor, double glazing, electric central heating, a garden and paddock. The property enjoys spectacular far reaching views.

ACCOMMODATION

A partially glazed door opens into the entrance porch with airing cupboard housing the Heatrae Sadia Amptec C1100 electric boiler, tank and shelving. The kitchen has a range of wooden base and wall units incorporating a stainless steel sink/drainage, with space for a cooker and fridge/freezer and plumbing for a washing machine. The adjacent shower room has a Triton Alicante electric shower, pedestal basin and wc. There are two reception rooms forming a dining room and a sitting room with adjacent store room.

Stairs rise up from the dining room to the first floor landing leading to the two bedrooms.

OUTSIDE

Adjacent to the property is an enclosed seating area with raised flower beds. A lean-to concrete block store room requiring improvement is attached to the cottage and provides some potential for an extension (subject to planning consent). The garden/parking area extends to the north east and leads on around to a small south facing paddock which could be used to house free range poultry or as a vegetable plot.

SERVICES

Mains water, drainage and electricity are connected. Electric central heating.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band – B

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. Vacant possession and no upward chain.

OVERAGE CLAUSE

An overage clause will be included in favour of the Vendors equating to 30% of the enhancement in value over and above the purchase price for a period of 25 years from the completion date for any planning permission on the property which provides for additional residential dwellings (see Contract).

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

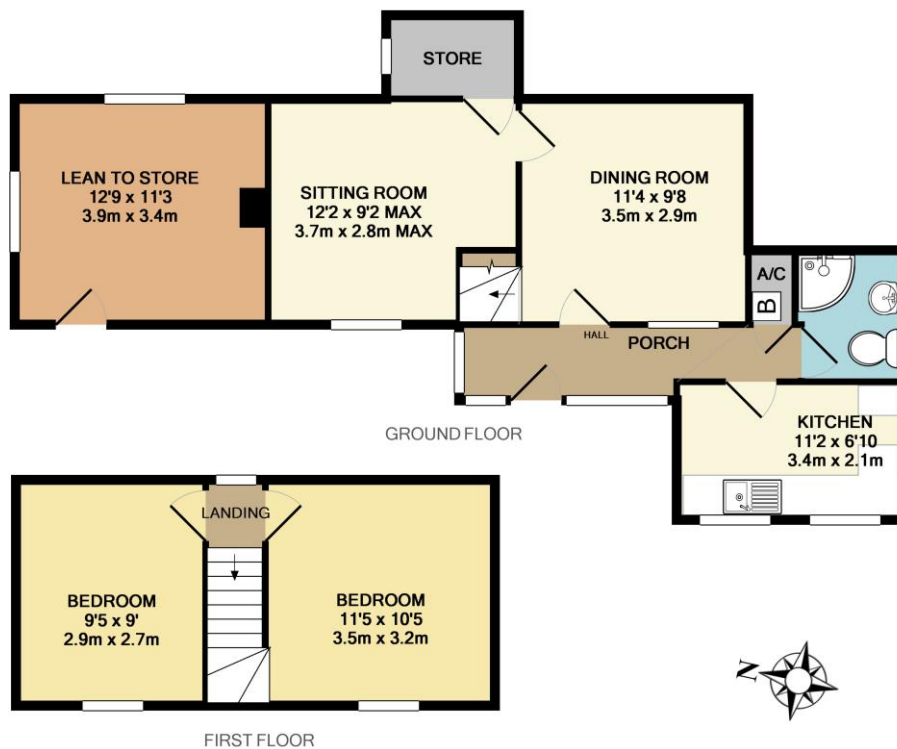
LONDON SHOWROOM

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

Photographs taken on 21st June 2019.
Particulars prepared July 2019.







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.