



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

18 DHUSTONE LANE

CLEE HILL, LUDLOW, SHROPSHIRE, SY8 3PQ

GUIDE PRICE

£200,000



**A SPACIOUS DETACHED BUNGALOW FOR UPGRADING
IN AN ELEVATED RURAL SETTING AND ENJOYING SPECTACULAR VIEWS.**

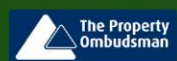
- KITCHEN/DINER
- SPACIOUS SITTING ROOM
- THREE BEDROOMS
- BATHROOM & SHOWER ROOM
- GENEROUS GARDENS
- GARAGE, CARPORT & DRIVEWAY PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Clee Hill – 0.9 mile, Ludlow – 5 miles, Tenbury Wells – 6 miles, Cleobury Mortimer – 6.5 miles, Leominster – 16 miles, Kidderminster – 18 miles, Worcester – 28 miles, Hereford – 28.5 miles, M5 Junction 6 – 30 miles, Shrewsbury – 33.5 miles.

DIRECTIONS

From Clee Hill Village head west on the A4117 in the direction of Ludlow and after 0.9 mile turn right onto Dhustone Lane and the property is the third bungalow on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

18 Dhustone Lane is situated in a rural location on the very 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).

18 Dhustone Lane is a detached bungalow constructed circa 1962 of brick elevations under a tiled roof. The property requires some updating and currently provides spacious accommodation with the benefit of part UPVC framed double glazing, LPG gas fired central heating, generous gardens, ample driveway parking, a carport and an attached garage. The property also enjoys spectacular views to the Welsh Borders.

ACCOMMODATION

A partially glazed entrance door opens into the entrance porch with a door to the entrance hall leading to the spacious sitting room with a gas fire on a tiled hearth. The kitchen/dining room has a larder, store cupboard, a range of white base and wall units, a stainless steel sink/drainer, space for a cooker with an extractor hood over, space for white goods, a dining area and a partially glazed door to the carport. A central hall with cloaks cupboard and airing cupboard leads to two double bedrooms, each with a pedestal basin, and a generous single bedroom with a fitted wardrobe and pedestal basin. The bathroom has a bath, pedestal basin and wc, and there is an adjacent shower room with a Triton Enlight shower.

OUTSIDE

A gated tarmac driveway provides parking space for three cars leading to the carport with space for a further car with folding wooden garage doors opening into the single garage with power and light and a door to the rear garden. There is also additional parking space on a tarmac area adjacent to the lane.

The front garden is mostly laid to lawn with shrub and flower borders. The south facing rear garden is also mostly laid to lawn with shrub and flower borders, a greenhouse and a lean-to store attached to the rear elevation of the garage.

SERVICES

Mains water and electricity are connected.
LPG gas fired central heating.
Shared private drainage.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating F – 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

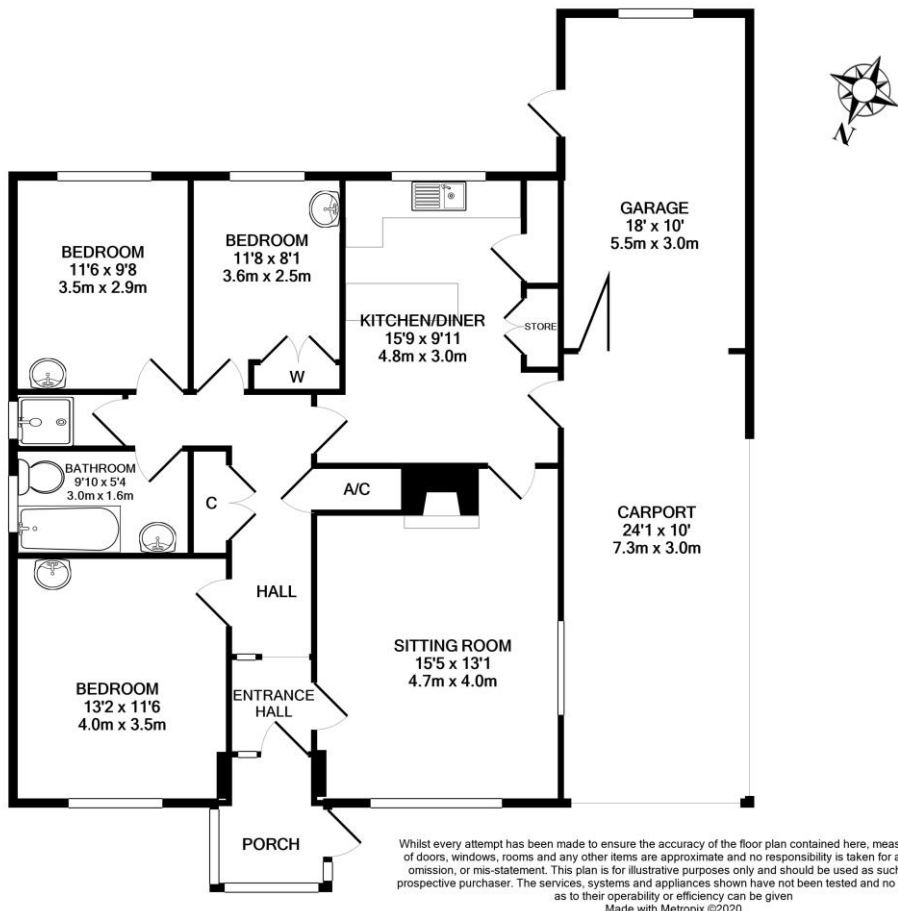
LONDON SHOWROOM

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

Photographs taken on 27th January 2020.
Particulars prepared February 2020.







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 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.