



**Fern House, Tenbury Road, Clee Hill, Ludlow, Shropshire, SY8 3NE**

**Offers in the region of £295,000**



## Fern House, Tenbury Road, Clee Hill, Ludlow, Shropshire, SY8 3NE

If you're looking for the perfect home to fit all your 'fern'iture then look no further than Fern House!

This spacious property has a cracking view, high quality kitchen, two reception rooms and three double bedrooms! Give us a call today and book your viewing on this lovely family house, you'll be glad you did!



## Key Features

- Spacious Detached Home
- 3 Double Bedrooms with En-Suite to Master
- Two Reception Rooms
- High Quality Kitchen
- Lovely Views
- Low Maintenance Front and Rear Gardens
- Garage and Off Road Parking
- Popular Village Location
- Local Amenities and Schools Nearby
- 5.5 Miles to Ludlow Town Centre
- EPC D

## The Property

Built in 2005 this perfect family home has been lovingly maintained by the current vendors who are looking to begin the next chapter of their lives. Fern House has spacious accommodation which begins with the high quality kitchen. Fitted with a stylish range of matching wall and base cupboards and a large central island, the kitchen also has a various integrated appliances such as a Quooker boiling tap and Neff induction hob, oven and microwave. There is also an integrated dishwasher and space for an American style fridge freezer. Off the kitchen is a cloakroom with a WC and wash basin. The living room is a lovely family space with engineered oak flooring and a gorgeous wood burning stove. Adjacent is the dining room offering plenty of space for a table and chairs and enjoying dual aspect windows. Upstairs, the property has the benefit of three double bedrooms. The two front bedrooms enjoy lovely, far reaching views, while the master also has the benefit of a smartly fitted en-suite shower room. The rear bedroom has a built-in double wardrobe. There is good storage space to be found in the airing cupboard and loft which are both accessed from the landing. Completing the accommodation is the family bathroom, appointed with a fresh white suite comprising a 'P' shaped bath with a shower over, wash basin, WC and vanity unit.

Outside, the property has low maintenance front and rear gardens, both of which are well fenced and perfect for barbeques and enjoying the sunshine, while ensuring you won't have to spend hours slaving away with the lawn mower and hedge cutter. The last stop on the tour is the garage which has an up and over door opening from the driveway and an internal door to the living room. The garage has power, lighting and a water supply so you can keep the washing machine out of the kitchen.

All in all this is a smashing family home, it has bags of space and a gorgeous view, all while enjoying a village setting with the local primary school just a stones throw away! If you've got a growing family and want to put down roots, you'll be hard pressed to find somewhere better than Fern House.

## The Location

Clee Hill and the the surrounding countryside is well known as one of Shropshire's areas of Natural Outstanding Beauty and offers breath-taking views from the top and on a clear day, Fellow peaks can be seen such as the Malvern Hills, Brecon Beacons, Black Mountains, Long Mynd and even Snowdonia; great for those of an active disposition or those who just appreciate great views and scenery. The village of Clee Hill offers a variety of amenities and recreational facilities including a community primary school with 'Good' Ofsted rating, a busy local pub called The Golden Cross Inn, a grocery shop with post office, a church, a fish & chip shop, a regular bus services, plus much more.

The historic town of Ludlow is found just 5.5 miles west of Clee Hill, while the market town of Tenbury Wells also lies just 5.5 miles south of the village. The historic town of Ludlow offers countless antique and local produce markets and book, craft and garden fairs. For sport lovers, days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Ludlow is also the host of the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe, Green Fair and the Christmas Fayre; enough to keep you entertained all year round. If this is not enough, Ludlow is the nearest train station to Clee Hill which provides regular trains to larger towns and cities should you need. The area around Clee hill also offers a number of highly regarded schools including Lacon Childe secondary school (Cleobury Mortimer) with a current 'Good' Ofstead report, Ludlow high school and also private schools such as Moor Park, Lucton and Abberley.

## Tenure

We are informed the property is of freehold tenure.

## Council Tax

Shropshire Council - Band D.

## Services

We are informed the property is connected to mains electricity, water and drainage and has the benefit of oil fired central heating.

## Broadband

Enquiries via British Telecom indicates the property has an estimated broadband speed of 58-73MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

## Nearest Towns

Ludlow - 5.5 miles

Tenbury Wells - 5.5 miles

Cleobury Mortimer - 6 miles

Kidderminster - 18 miles

Worcester - 26 miles

Hereford - 27 miles

## Money Laundering Regulations

We will require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.

## Consumer Protection

Consumer protection from unfair trading regulations 2008 -Holders for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holders for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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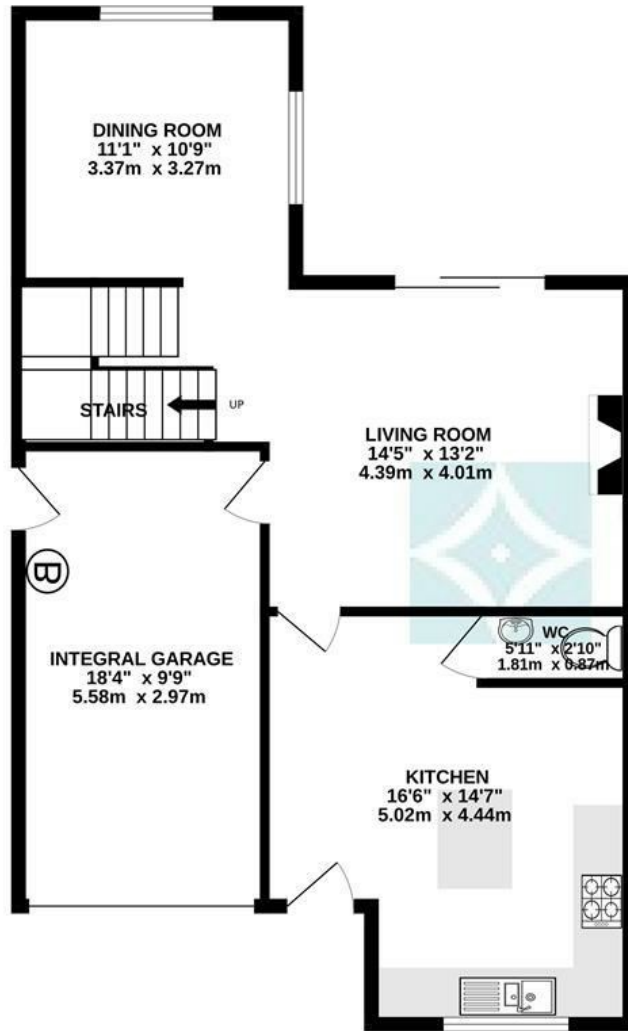


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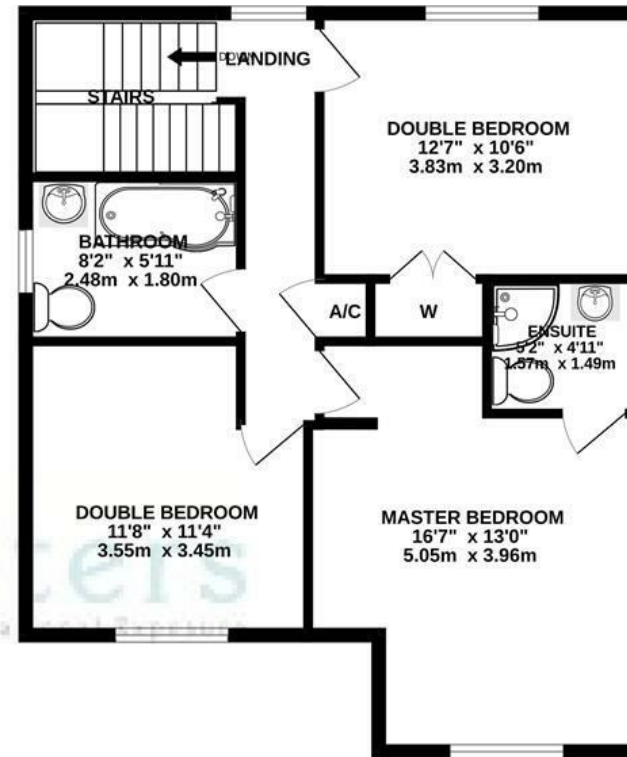
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GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



FIRST FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	