



**Sheep Leasowe,
Snitton, Ludlow, Shropshire, SY8 3JX**

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£1,600 PCM

**AN EXCELLENT OPPORTUNITY TO RENT A
SPACIOUS DETACHED DWELLING IN A
PEACEFUL RURAL LOCATION**

- **Excellent Views Over the Surrounding South Shropshire Countryside**
- **4 Bedrooms**
- **Private Garden, Off-Road Parking & Out Buildings**
- **Offering a Family Home in an Idyllic Rural Location**
- **Long Term Let Preferred**
- **Available Immediately**

ASKING RENT: £1,600 PCM

**AVAILABLE TO LET ON AN
ASSURED SHORTHOLD TENANCY**



Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Parties shall not rely on the letting particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the letting. Where any reference is made to planning permission or potential uses such information is given by the letting agents in good faith. Parties should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these letting details accurately and reliably, taking reasonable steps to verify the information. The owners have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The letting plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. Interested parties shall raise no objection or query in respect of any variation between the physical boundary on site and OS Letting Plan. W473/April 2025

LOCATION & DIRECTIONS

The property is located rurally, approximately 4 miles east of the town of Ludlow, and 2 miles west of the village of Clee Hill. In addition to being known for its exceptional views and recreational opportunities, Clee Hill offers a variety of local amenities, including a village shop, café, public house and primary school. The nearby market town of Ludlow offers a wider range of services and education facilities, including primary schools, a secondary school, college and Moor Park independent school.

When travelling to Sheep Leasowe from Ludlow, the dwelling can be found by taking the A4117 (Ludlow Road) towards Clee Hill. Having followed this road for approximately 2 miles, turn right onto Snitton Lane. After travelling along this road for approximately 1 mile, the access track to the property will be found on your left-hand side. Follow this track and you will reach Sheep Leasowes.

DESCRIPTION

Sheep Leasowe provides an excellent opportunity to let a desirable family home, offering spacious accommodation, outbuildings, private parking and gardens, all with exceptional views over rolling countryside.

Internally the dwelling offers a spacious kitchen with oil fired Rayburn, utility, dining room, sitting room, office and WC. Stairs up to the first floor provide 3 double bedrooms, a single bedroom and a family bathroom, with shower over the bath.

The house is surrounded by garden and benefits from two spacious outbuildings, providing plentiful storage space. The driveway provides parking for several vehicles and turning space.

SERVICES

The house benefits from mains water, mains electricity, septic tank drainage and oil-fired central heating. It is expected that once the tenant leaves the property, they leave the same level of oil in the tank as at the commencement of the tenancy.

DEPOSIT

The Tenant will be required to pay a deposit equal to one calendar month’s rent. This will be payable prior to the commencement of the Tenancy and protected through the Deposit Protection Service.

PETS

Well behaved pets will be considered.

RENT

The rent of £1,600 PCM will be payable monthly, in advance.

VIEWINGS

Strictly by appointment with the letting agent.

AVAILABILITY

The property is available immediately.

ENERGY PERFORMANCE CERTIFICATE

The property has an ‘E’ rating.

LOCAL AUTHORITY

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		





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