

SAMUEL WOOD

3 The Knowle, Clee Hill, Ludlow, Shropshire, SY8 3NL

Offers Based On £375,000



3 The Knowle

Clee Hill, Ludlow, Shropshire, SY8 3NL

- Charming character cottage in rural hamlet
- Cosy sitting room with wood-burning stove
- Raised decked area with hot tub
- Two good-sized double bedrooms
- Private driveway with parking for two cars
- Holiday let with potential for the business to continue

This charming character cottage is situated within the rural hamlet of Knowle on Clee Hill, offering a delightful combination of original features, modern comforts and that includes Solar panels and an air-source heat pump. The accommodation is arranged over two floors and benefits from two double bedrooms, private parking, lawned gardens, a raised decked area with hot tub and useful outbuildings. The property has also been successfully operated as a holiday let by the current vendor, providing an additional opportunity for a purchaser wishing to continue this established use. EPC on order.







Location

3 The Knowle occupies a rural position within the small hamlet of Knowle with nearby Clee Hill providing a useful range of everyday facilities, including a convenience store and Post Office, café, fish and chip shop, public house and primary school.

Accommodation

Kitchen having a range of white units and providing a practical entrance to the accommodation. Double doors lead through into the
Conservatory with exposed brickwork and pleasant views over the garden.
Sitting Room featuring a timbered ceiling, oak engineered flooring and an attractive feature fireplace with fitted wood-burning stove.
Study / Utility Area situated to the rear of the property, providing additional workspace and storage and leading through to the shower room with modern suite.
Oak-doored staircase rising from the ground floor to the first-floor landing.
Bedroom One is a good-sized double bedroom with fitted wardrobes and some rural views across the rooftops.
Bedroom Two is a further good-sized double bedroom with fitted wardrobes and some rural views.
Modern bathroom fitted with a white suite and incorporating useful storage.







Outside

The property is approached via a private driveway providing parking for two cars.
There are two substantial sheds providing excellent storage.
Gated access leads from the driveway via a Cotswold stone pathway, which passes through the lawned gardens and leads to the cottage.
The gardens include a raised decked area with hot tub, creating an excellent space for outdoor dining, entertaining and relaxation.
There is a further shed and access around the remainder of the outside of the cottage.

Agents Note

The property has been run by the current vendor as a successful holiday let. For a purchaser wishing to continue the holiday-let business, there is consideration for the purchase of the goodwill of the business together with fixtures and fittings, by separate negotiation.

Services:

We understand that the property has Air-source heating, mains electric, Mains water and private drainage. Solar Panels.

Broadband Speed: approximately 14-31 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764




Ludlow Rd
Cleehill Viewpoint
Cleehill
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Clee Hill Rd
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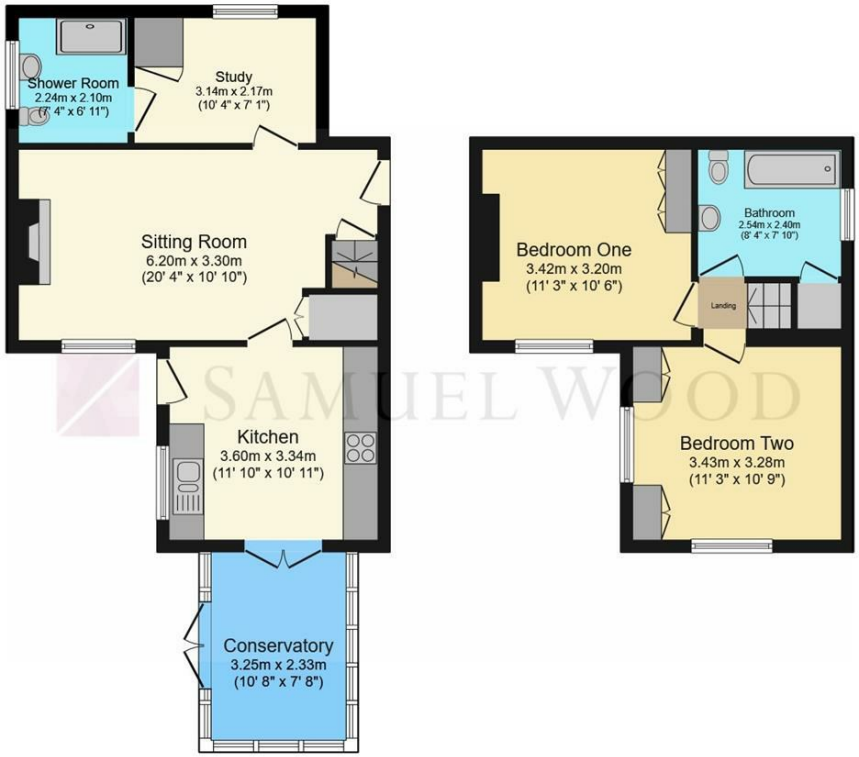
Directions







Floor Plans



Total floor area: 85.4 sq.m. (919 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.