



2 Yew Tree Cottage, Ludlow Road, Clee Hill, SY8 3PF
Price £425,000

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2 Yew Tree Cottage, Ludlow Road Clee Hill

A charming three-bedroom semi-detached cottage set in an elevated position with far-reaching countryside views, benefiting from ample driveway parking, attractive terraced gardens and an adjoining paddock. Occupying a generous 0.75-acre plot, this beautifully presented home offers a wonderful blend of character, space and rural lifestyle appeal.

FEATURES

- Three Bedrooms
- Far Reaching Countryside Views
- 0.75 Acre Plot
- Well Maintained Garden with Paddock
- Driveway Parking
- Character Cottage Feel

Material Information

Price £425,000

Tenure: Freehold

Local Authority: Shropshire

Council Tax: D

EPC: D (56)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

A charming and beautifully presented three-bedroom semi-detached cottage occupying an elevated position with far-reaching views across the South Shropshire countryside. Set within approximately 0.75 acres, the property combines character features with modern comforts and benefits from generous gardens, ample parking and an adjoining paddock, offering an excellent opportunity for those seeking a rural lifestyle with space both inside and out.

Property Description

The accommodation is well proportioned and filled with natural light throughout. A spacious reception hallway provides a welcoming entrance with useful understairs storage and space for a home office or study area. The heart of the home is the impressive kitchen/dining room, featuring a range of fitted units, breakfast bar, integrated dishwasher, electric hob and oven, together with ample space for family dining and entertaining. Multiple windows and patio doors create a bright and airy atmosphere while providing direct access to the garden terrace.

The living room is a particularly attractive space, creating a charming focal point for the property along with a clear view wood burning stove.

To the first floor are three bedrooms and a family bathroom. The principal bedroom enjoys views over the rear garden and benefits from useful eaves storage. The second bedroom features a vaulted ceiling and roof windows, while the third bedroom

enjoys delightful countryside views and fitted wardrobe space. The family bathroom is fitted with a white suite comprising bath, separate shower cubicle, wash hand basin and WC.

Outside and Parking

The property is approached via a sweeping gravel driveway which provides ample off-road parking for several vehicles. The front garden is laid mainly to lawn with a retaining wall and pathway leading to the entrance.

To the rear, a flagstone terrace creates an ideal space for outdoor dining and entertaining, with steps leading to attractive lawned gardens and established borders. Adjacent to the property is a paddock, with the total plot extending to approximately 0.75 acres, offering excellent outdoor space and potential for a variety of uses.

Location

Occupying an elevated setting, the property enjoys impressive far-reaching views across the surrounding South Shropshire countryside. The location offers a wonderful balance of rural tranquillity and accessibility, making it well suited to those seeking a country lifestyle while remaining within reach of local amenities and transport links.

Services

Mains water and electricity are connected. Shared private drainage. LPG-fired central heating providing hot water and radiators throughout. UPVC double-glazed windows.

Agent Note



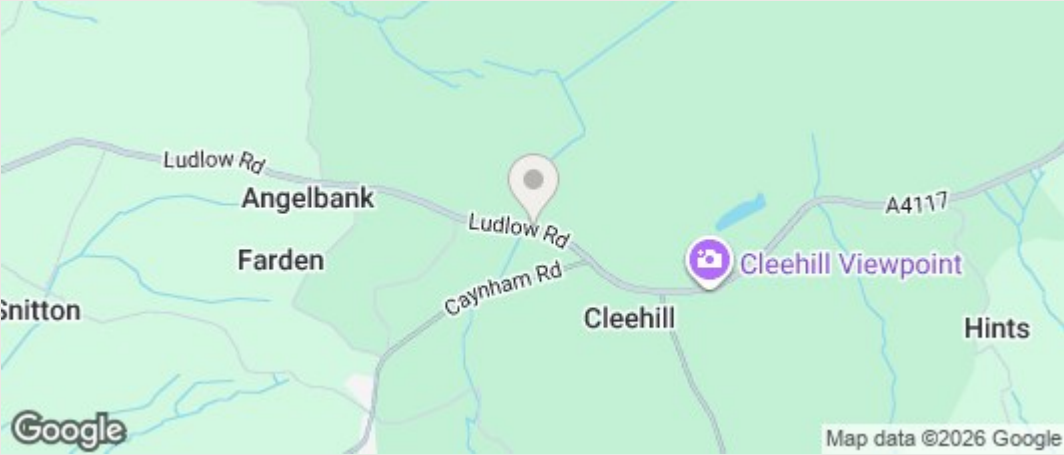


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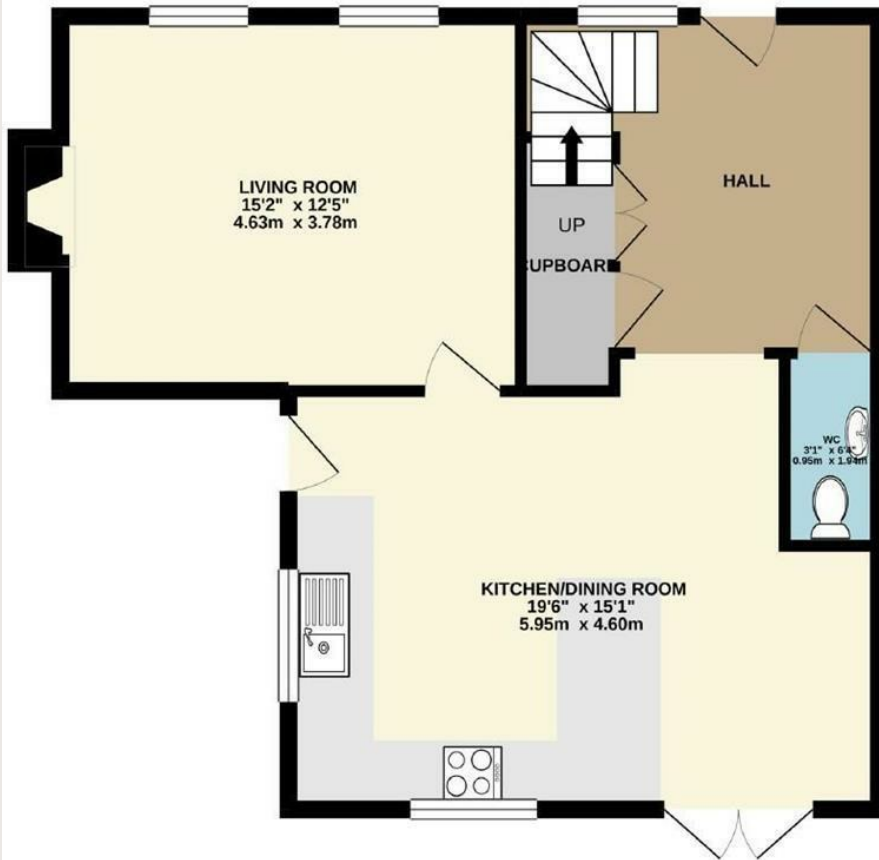
DIRECTIONS

From Cobb Amos, 5 High Street, Ludlow (SY8 1BS), head to Corve Street and join the A49. At the roundabout, take the A4117 towards Clee Hill and continue for about 5 miles. As you approach the Clee Hill area, follow local signs for Ludlow Road and the SY8 3 postcode area. Continue along Ludlow Road until you reach your destination at

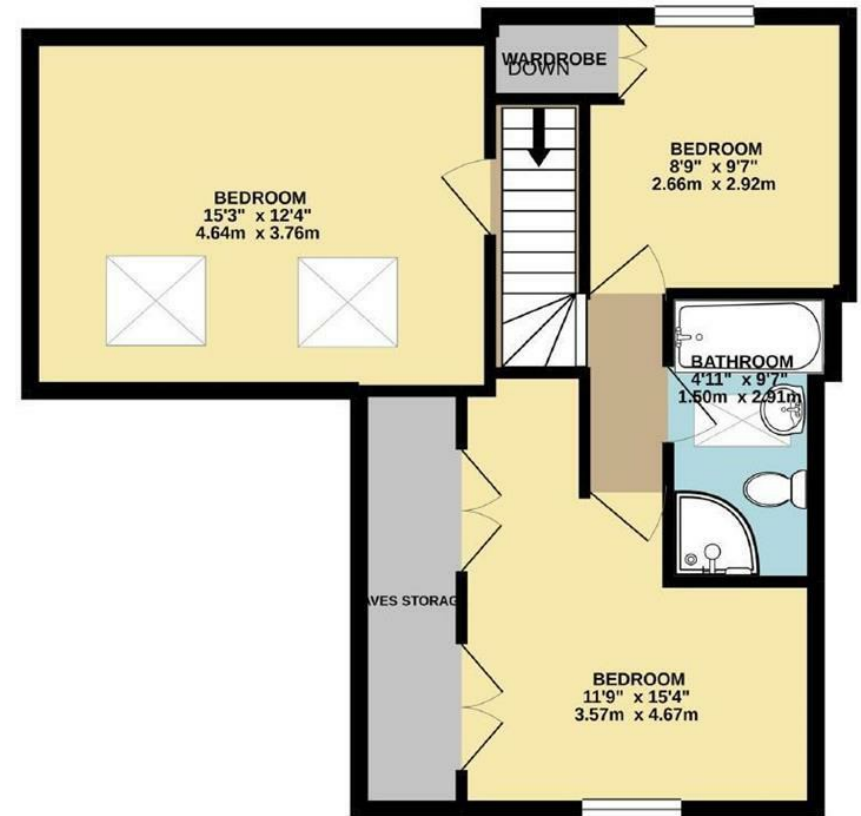




GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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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