



Basalt House

Ludlow, SY8 3NB

Andrew Grant

Basalt House

Clee Hill, Ludlow, SY8 3NB

4 Bedrooms 2 Bathrooms 2 Reception Rooms

A detached hillside home with far-reaching views, character features and scope for modernisation throughout, with a large double garage.

- Detached four-bedroom home requiring modernisation with flexible accommodation arranged over two floors
- Characterful living/dining room with exposed beams, a brick fireplace and sliding doors into the conservatory
- Terraced lawn, gravelled patios and far-reaching rural views from the garden
- A substantial double garage with mezzanine level for storage or workshop use
- Set on Clee Hill near Ludlow with access to village amenities, schools and road links

Basalt House is a detached home occupying a hillside plot on the slopes of Clee Hill. The layout centres around a generous living/dining room opening into a conservatory and a separate kitchen, with a utility and boot room beyond. Upstairs are four bedrooms, including a principal suite with shower room, and a family bathroom. Outside, a terraced garden overlooks the surrounding countryside and there is a substantial double garage with mezzanine storage. The property now requires modernisation, offering scope to create a bespoke family home.

2397 sq ft (222.7 sq m)





The kitchen

The kitchen provides a practical space for everyday cooking and meal preparation. A range of fitted cabinets and generous work surfaces are complemented by an integrated oven and hob, while a wide window sits above the sink area. A doorway connects the kitchen to the central hall, providing easy access to the dining area, utility and conservatory.





The dining area

Family meals are enjoyed in the dining area between the kitchen and living room. Exposed timber beams and a feature brick fireplace add character, while sliding doors open into the conservatory for easy indoor-outdoor living. This sociable space flows directly into the adjacent living room, making it ideal for entertaining.



The living area

The living room provides a generous setting for everyday relaxation and entertaining. Exposed timber beams and an attractive stone wall contribute to the character, while the spacious layout offers flexibility for a variety of seating arrangements. Opening through to the dining area and conservatory, the room connects naturally with the principal living spaces of the home.



The conservatory

Designed for year-round enjoyment, the conservatory provides a bright additional sitting area. Floor-to-ceiling glazing frames panoramic views of the surrounding hills and opens onto the paved terrace and garden.



The utility and boot room

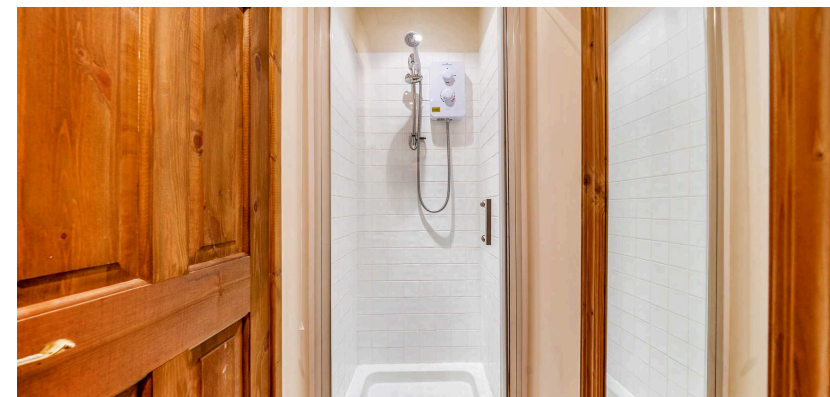
Practicality is taken care of by the separate utility and boot room. Fitted work surfaces and wall cupboards accommodate appliances and storage, while plumbing is ready for appliances. There is a cloakroom with WC and external door, making this an ideal space for muddy boots and coats after outdoor adventures.





The primary bedroom and en suite

Upstairs, the principal bedroom provides a restful haven with a sloping ceiling and exposed beam. A window overlooks the hillside, and the adjoining en suite features a glazed shower enclosure with tiled walls and electric shower, wash basin and WC. Positioned near the other bedrooms, this suite offers privacy without isolation.





The second bedroom

The second bedroom is a spacious double room with a pitched ceiling and characterful beams. A window provides a pleasant outlook, and there is ample floor space for wardrobes or a desk.



The third and fourth bedroom

Two further bedrooms offer flexible single accommodation that could serve as guest rooms, children's bedrooms or a study. Positioned off the landing, they share easy access to the family bathroom and enjoy similar hillside views.



The bathroom

The family bathroom contains a traditional three-piece suite comprising a panelled bath, pedestal basin and WC. Half-tiled walls and wood flooring make for an easy-to-maintain finish, and a frosted window provides ventilation.



The garden

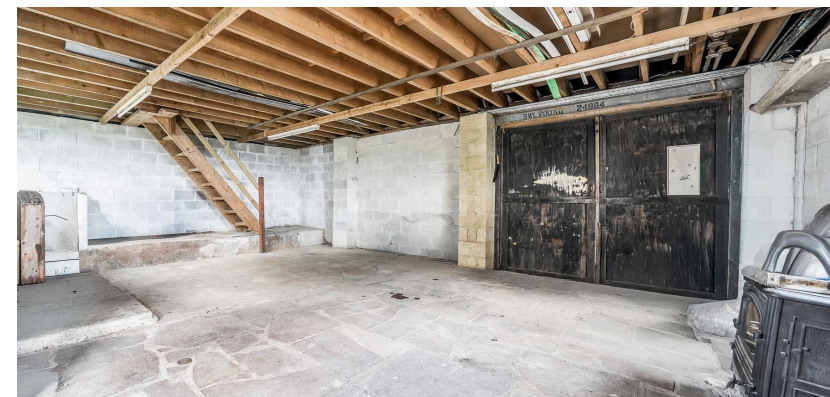
The garden forms a manageable outdoor space laid to lawn with gravelled and paved seating terraces. Shrubs and hedging border the plot, and the hillside position affords wide-ranging views across the surrounding countryside. Paths connect the lawn to the conservatory, parking area and garage for effortless outdoor living.





The driveway and parking

The property benefits from a substantial detached double garage. The garage includes an internal staircase to a mezzanine level, providing excellent storage or workshop potential and there is separate access for the oil tank.



Location

Clee Hill sits within the Shropshire Hills Area of Outstanding Natural Beauty, offering a rural lifestyle with dramatic scenery. The nearby historic market town of Ludlow provides a range of shopping, dining and leisure facilities, as well as train services to regional centres. Local village amenities, primary schools and public houses serve the immediate community, while road connections lead to the A49 for links to Hereford and Shrewsbury. For outdoor enthusiasts, the area offers walking trails across Clee Hill and nearby countryside. Ludlow's food festivals, castle and independent shops draw visitors throughout the year.

Services

The property benefits from mains electricity, water and drainage. There is also oil-fired central heating.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

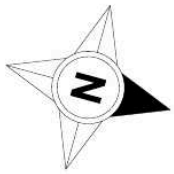
Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band D.





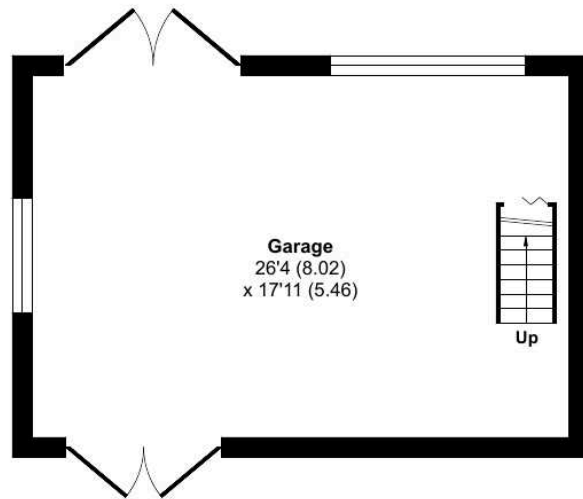
Basalt House, Clee Hill, Ludlow, SY8

Approximate Area = 1470 sq ft / 136.6 sq m

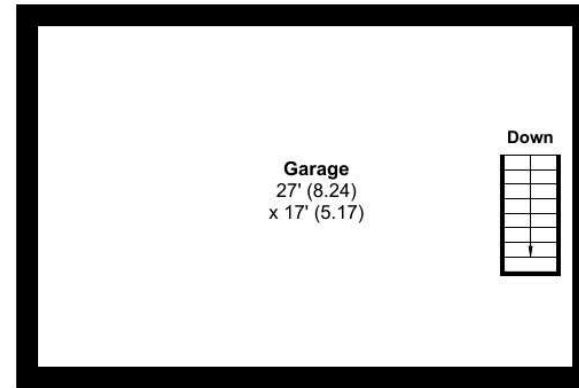
Garage = 927 sq ft / 86.1 sq m

Total = 2397 sq ft / 222.7 sq m

For identification only - Not to scale

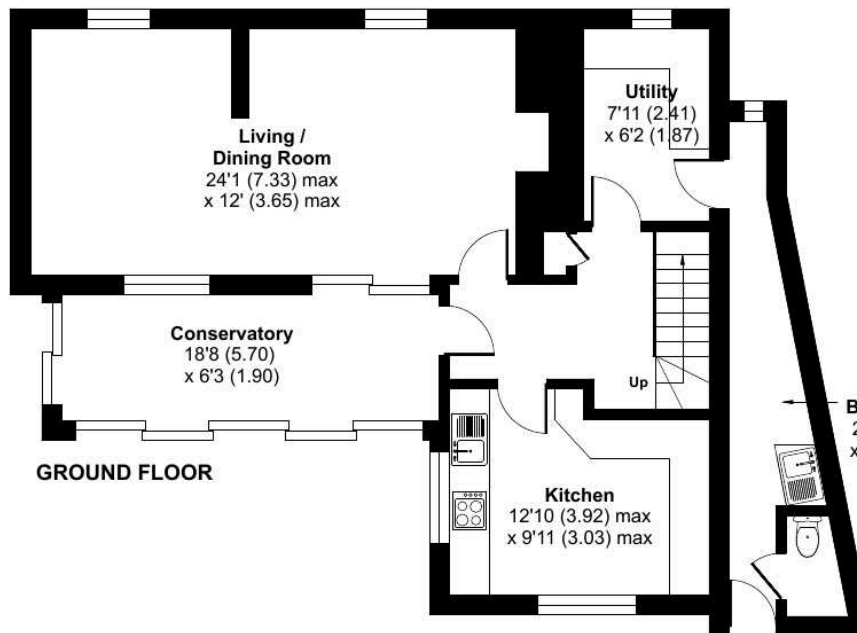


GARAGE GROUND FLOOR

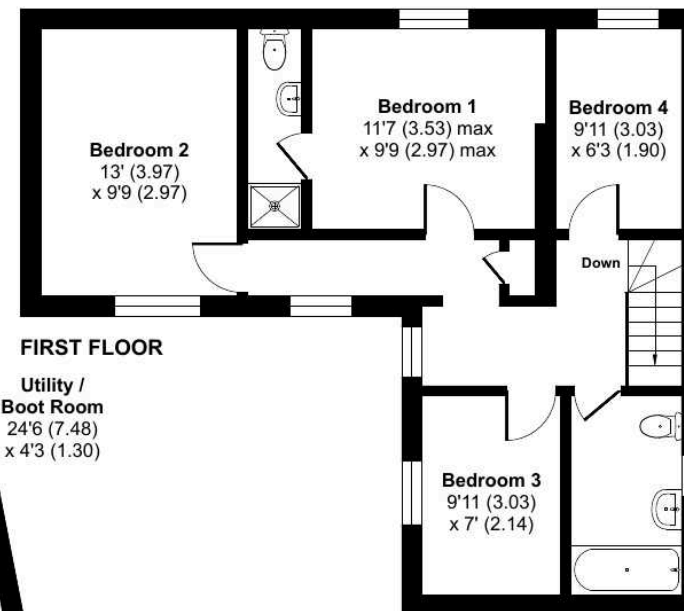


GARAGE FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Andrew Grant. REF: 1467787



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