





Black Hill
Clunton,
SY7 0JD

Offers in Excess of £
805,000.00

bettermove

Black Hill - Clunton,

Bettermove are proud to present this exceptional 6 bedroom detached country home, originally dating back to approximately 1845 and thoughtfully extended over the years to create a spacious and versatile family residence. The property combines traditional character features, including exposed stonework, oak joinery and timber beams, with modern additions and generous living accommodation throughout. Set within approximately 2.3 acres of grounds, the property also benefits from a separate one-bedroom annexe, triple garage, detached games room and fully fenced paddock.

The property benefits from extensive off-street parking via a large gravelled courtyard, accessed through stone entrance walls and wrought iron gates. Additional parking and storage are provided by a substantial insulated triple garage with electricity, water and workshop space.

The interior of this beautifully presented property comprises multiple spacious reception rooms, including an informal sitting room with parquet flooring, exposed stonework and a feature fireplace with stove. There is also a dedicated home office, boot room, cloakroom, wet room and generous utility/laundry room.

The impressive fitted kitchen features grey Shaker-style cabinetry, granite work surfaces, exposed ceiling beams, two Belfast-style sinks, a range-style cooker and integrated appliances. An informal seating area beneath a roof lantern provides a bright and welcoming space for everyday family living.

The spacious dining room benefits from oak flooring, exposed timberwork, a feature fireplace and French doors opening onto the garden. This leads through to the principal sitting room, which features exposed beams, a wood-burning stove and glazed doors providing direct garden access. Both rooms benefit from underfloor heating.

A further garden room with an impressive glazed roof and oak-framed windows offers additional living space, with doors opening onto the terrace and attractive views across the surrounding countryside.

The first floor consists of 6 bedrooms, including a particularly spacious principal bedroom featuring exposed structural timbers, oak flooring, extensive storage, a freestanding bath, separate en-suite shower room and walk-in wardrobe. The remaining bedrooms offer a mixture of generous double rooms and a single bedroom, with attractive rural views and character features throughout. Additional bathroom and shower facilities serve the bedrooms, including a family bathroom with a separate bath and shower. A further first-floor sitting area provides flexible space for a television room, reading area or children's retreat.

The property also benefits from a separate one-bedroom annexe situated above the triple garage, accessed via external stairs. This self-contained accommodation comprises an open-plan living, dining and kitchen area, double bedroom and shower room, together with its own heating system. This versatile space is ideal for extended family, guests or independent living arrangements.

A further detached games room, currently fitted with a pool table and bar, provides excellent additional recreational space and could alternatively be used as a gym, studio, home office or hobby room.

The exterior boasts beautifully maintained gardens, predominantly laid to lawn with mature hedging and established trees providing privacy. Multiple terraces offer ideal spaces for outdoor entertaining and dining, while a dedicated children's play area provides additional family-friendly outdoor space.

Opposite the main house is a fully fenced paddock, accessed via a separate gateway and holding area. Together with the gardens, the grounds extend to approximately 2.3 acres, offering excellent potential for equestrian interests, smallholding activities or those simply seeking additional outdoor space. A separate fenced vegetable growing area also benefits from water and electricity.

Situated within an attractive rural setting, the property offers a wonderful balance of countryside living, privacy and extensive accommodation. Its substantial grounds, flexible living arrangements and wealth of character features make it particularly appealing to families, multigenerational households and buyers seeking a spacious country residence.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
6	4	3	Freehold









Floor Plan



TOTAL FLOOR AREA : 4442 sq.ft. (412.7 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
(92 to 100) A		
(81 to 91) B		81
(69 to 80) C	71	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		73
(55 to 68) D	64	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

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