



Hill Top House

Ludlow, SY8 3ND

Andrew Grant

Hill Top House

Clee Hill, Ludlow, SY8 3ND

4 Bedrooms 1 Bathroom 3 Reception Rooms

Spectacular hilltop home with panoramic views, rustic interiors, vast workshops and enchanting terraced gardens for idyllic country living.

- Hilltop detached home with four bedrooms, characterful living spaces and outstanding countryside panorama
- Hand-built kitchen with Belfast sink, range cooker and rustic beams
- Tiered gardens with lawns, deck, rockeries and multiple seating areas, plus small paddock
- Gravel driveway and extensive concrete yard lead to double garage/workshop and ample parking
- Rural Clee Hill setting near Ludlow with breath-taking views and access to country walks

Hill Top House is a detached hilltop home offering four bedrooms, three reception rooms and a wealth of character features. The hand-built kitchen flows into sociable living spaces centred on a stone-walled sitting room with wood-burning stove. Upstairs are four double bedrooms, served by a contemporary shower room. Outside, tiered gardens enjoy breath-taking views, while a gravel drive leads to a huge double garage/workshop with additional workshops and a sheep shed. This unique home offers an idyllic rural lifestyle within easy reach of Ludlow. A bonus reception room adds flexibility for play or work.

1931sq ft (179.4 sq m)





The kitchen and dining room

At the heart of the home is the open-plan kitchen and dining room, ideal for family gatherings and entertaining. Hand-built cabinets, terracotta floor tiles and exposed beams lend a rustic feel, with a Belfast sink beneath a window framing far-reaching views. A classic range cooker and matching dresser celebrate country style. A door leads into a versatile reception room, ideal as a snug or fifth bedroom.





The dining room

This welcoming dining room provides space for everyday meals or dinner parties. Wide plank wood flooring and a deep beam above the opening to the living room underscore its period charm. Patio doors open onto the garden, creating a perfect home office space with incredible views, while the open connection to the living room creates an easy flow for entertaining.



The living room

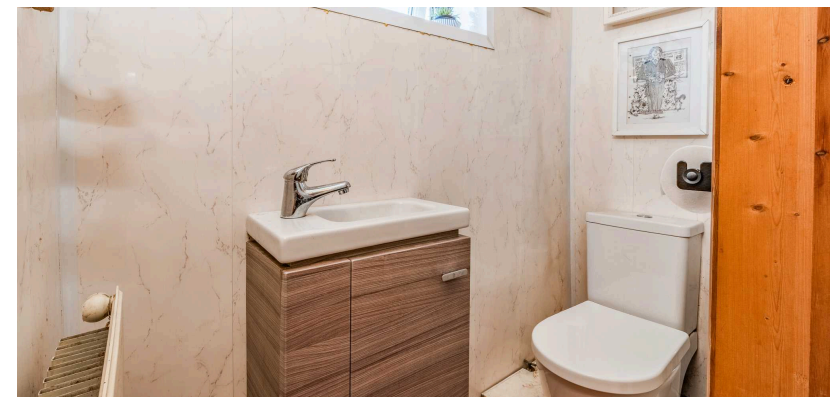
A cosy living room invites relaxation beside a fireplace. The exposed stone wall houses a wood-burning stove and is framed by thick oak beams, while flagstone flooring adds character. Deep-set windows look onto the garden and a wide opening links this space with the dining room, making it perfect for winter evenings and family gatherings.





The utility and cloakroom

The practical utility and cloakroom area keeps everyday tasks neatly contained. A boot room with terracotta floor tiles, timber worktop and space for laundry appliances opens to the garden. Adjacent is a stylish cloakroom with marble-effect wall cladding, a contemporary WC and a vanity basin, complemented by a small window for ventilation.





The primary bedroom

The principal bedroom offers a restful retreat for the end of the day. A rustic timber beam spans the ceiling and dual-aspect windows frame panoramic hill views, flooding the room with light. Generous proportions allow room for freestanding wardrobes and a dressing area.



The second bedroom

Another spacious double bedroom provides flexible accommodation for family or guests. A striking exposed stone wall forms a natural feature, complemented by a long display shelf running beneath the window. There is also a built-in desk area in an alcove, ideal for study or hobbies, and a large window looks across the neighbouring countryside.





The third bedroom

The third bedroom enjoys a peaceful position, two windows provide plenty of natural light and distant views, while its elongated layout creates space for a seating or a study area alongside bedroom furniture.



The fourth bedroom

A fourth bedroom completes the sleeping accommodation and could serve as an additional family bedroom, dressing room or study. A picture window captures sweeping rural views and there is ample room for different furniture arrangements.



The bathroom

The family bathroom is fitted as a contemporary shower room for practical everyday use. Blue panelled walls contrast with a glazed shower enclosure, while a wooden floor adds warmth underfoot. There is also a modern vanity basin with storage and a WC, and a frosted window ensures privacy and natural light.



The garden

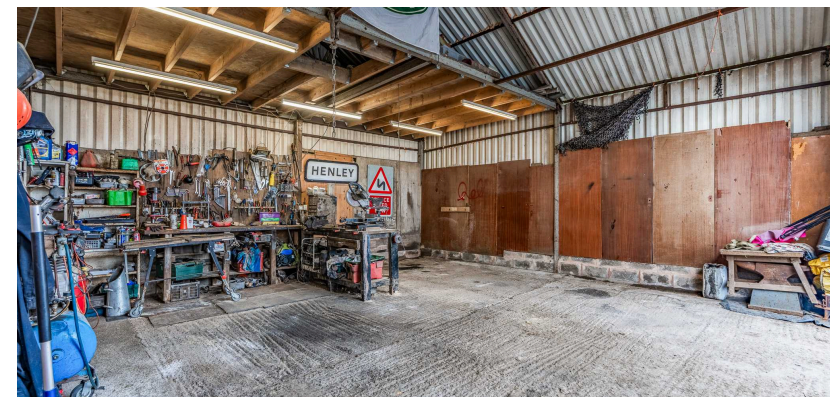
The gardens cascade from the home and provide outdoor spaces for relaxation, play and entertaining. Terraced lawns descend the hillside with stone retaining walls, rockery beds and palms, while a decked terrace and covered veranda adjoin the house. Further down, gravelled seating areas, raised vegetable beds and a hammock zone enjoy panoramic views across the valley, and a small sloping paddock offers extra space for animals or wildflower meadow.





The outbuildings

Beyond the house lies an impressive range of outbuildings for work or storage. Two substantial workshops sit alongside a high-span double garage with mezzanine level, currently accommodating machinery and hobbies, all centred around a broad concrete yard.





The driveway and parking

Approached along a private track, the property enjoys generous parking and turning space, giving direct access to the double garage and workshops. Timber fencing and gates define the boundaries, and there is ample room for multiple vehicles, trailers or caravans with uninterrupted countryside views.



Location

Hill Top House stands on Clee Hill, a high point within the Shropshire Hills area of outstanding natural beauty. The nearby village offers essential amenities while the thriving market town of Ludlow, renowned for its food festivals and mediaeval castle, is within easy reach. The surrounding countryside provides endless walking, riding and cycling routes, and there are road and rail links towards Hereford, Shrewsbury and the Midlands. Schools for all ages are available in Ludlow and the wider county. Local villages supply shops, cafés and a primary school, and the A49 provides regional connectivity.

Services

The property benefits from mains water and electricity. There is oil-fired central heating and drainage is supplied via a private septic tank.

Broadband Speed: Superfast broadband available. Download speeds up to 45 Mbps and upload speeds up to 8 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Three, EE, Vodafone and O2 (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 C

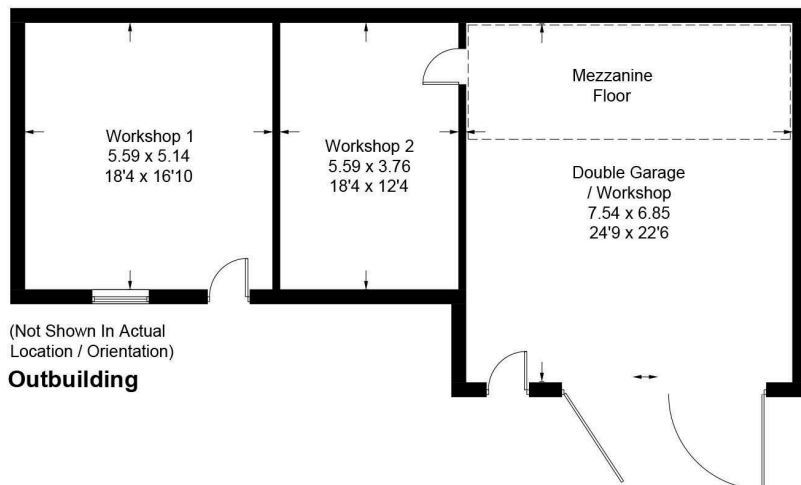


Hill Top House, Clee Hill

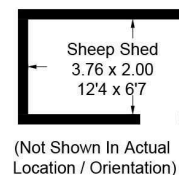
Approximate Gross Internal Area = 179.4 sq m / 1931 sq ft
 Outbuildings = 111.9 sq m / 1204 sq ft
 Total = 291.3 sq m / 3135 sq ft



= Reduced headroom below 1.5m / 5'0"

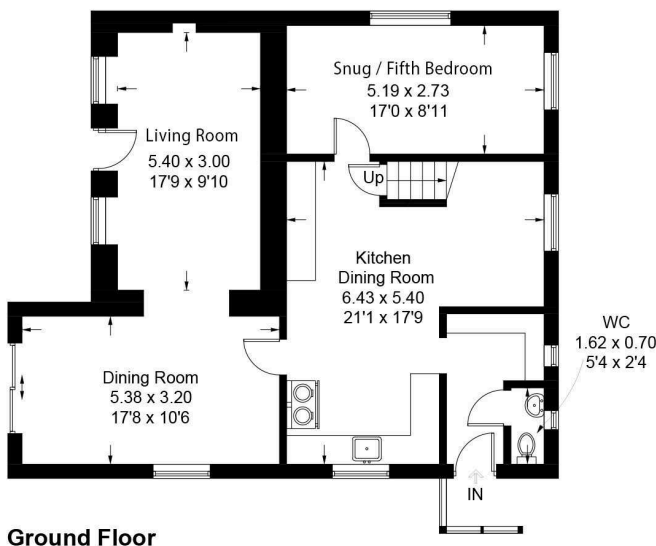


(Not Shown In Actual Location / Orientation)
Outbuilding

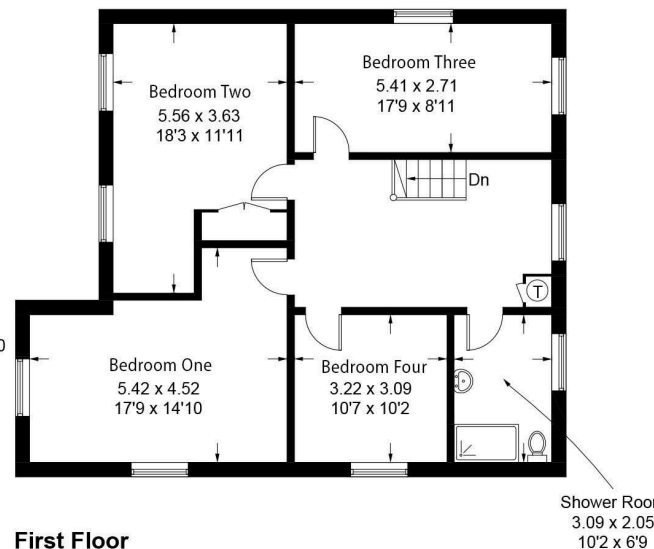


(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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