



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

3 LION LANE

CLEE HILL, LUDLOW, SHROPSHIRE, SY8 3NJ

GUIDE PRICE
£400,000



**A CHARACTERFUL DETACHED COTTAGE IN AN ELEVATED RURAL SETTING
ENJOYING OUTSTANDING VIEWS AND WITH PRETTY COTTAGE GARDENS.**

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- CONSERVATORY
- THREE BEDROOMS
- FAMILY BATHROOM
- GROUND FLOOR WC
- DOUBLE GARAGE
- PLENTIFUL PARKING
- SOUTH FACING GARDEN

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Clee Hill Village - 1, Tenbury Wells - 4, Ludlow - 6.5, Leominster - 14, Kidderminster - 18, Worcester - 27, M5 Junction 6 - 28, Shrewsbury - 35, Birmingham - 39.

DIRECTIONS

From Teme Street, Tenbury Wells, head north on the A4112 and on crossing Teme Bridge turn left onto the A456 signed Shrewsbury/Leominster. Proceed for 0.2 mile before turning right onto the B4214 signed Clee Hill and continue for 3.7 miles before turning right onto Lion Lane as indicated by a Nick Champion arrow, and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

3 Lion Lane is situated in a glorious spot in the rural hamlet of Knowle on the slopes of Clee Hill, and from its elevated setting enjoys panoramic views across the surrounding countryside, and there are an abundance of footpaths and bridlepaths within easy reach for exploring the local area. The property is just a short drive away from Clee Hill Village which has a village shop, café, fish and chip shop, public house and a primary school. Both the market towns of Tenbury Wells and historic Ludlow are within a 15 minute drive away from the property and are host to a good variety of shops and services. The property is within the Clee Hill Community Academy (Primary) and Lacon Childe School (Secondary) catchment areas.

3 Lion Lane is a characterful detached cottage, formerly a pair of cottages, constructed of stone elevations under a clay tiled roof, with later extensions including a two-storey brick extension to the rear, and the addition of an attached double garage and a porch and cloakroom. The cottage has a number of period features including exposed beams and fireplaces, attractive and established south facing gardens and two driveways and a double garage providing ample parking space. The property offers comfortable accommodation which could be enhanced by some upgrading, and benefits from oil fired central heating and UPVC framed double glazing. The property is offered with no upward chain.

ACCOMMODATION

A pair of glazed doors open into the adjacent entrance halls linked by a wide opening. The sitting room has a gas woodburner style fire on an inset quarry tiled hearth with a stone surround. The dining room has an Arrow woodburner on an inset quarry tiled hearth with a stone surround. The kitchen/breakfast room has an oil fired Rayburn, a range of wooden fitted units incorporating a Belfast sink, an integral Hotpoint electric oven, Electrolux hob, plumbing for a washing machine and space for a fridge/freezer. The conservatory has fitted cupboards and a sliding patio door to outside. The back hall has doors to outside and to a cloakroom with a hand basin, wc and plumbing for a washing machine.

From each entrance hall wooden stairs rise up to the pair of spacious first floor landings, one with a study area and the other with a sleeping area. The master bedroom has cream fitted wardrobes, and a further double bedroom and a generous single bedroom each have a feature fireplace (not in use). The family bathroom has a bath with an electric shower over, a separate shower cubicle with a Bristan electric shower, a pedestal basin, wc, fitted storage cupboard and an airing cupboard with a hot water cylinder and shelving.

OUTSIDE

The property has a tarmac driveway leading to a parking area in front of the attached double garage with an electric

garage door, power, light and a pedestrian door to the rear. There is also a traditional outside privy with a wc.

The south facing garden has a brick paved patio al fresco entertaining area with a gate onto the lane, steps up to a central stone paved path flanked by level lawns with established shrub and flower borders, raised vegetable beds, and leading to an additional gated parking area with a timber garden shed and space for up to four cars.

SERVICES

Mains water, drainage and electricity.
Oil fired central heating via Rayburn. Bottle gas to gas fire.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

EPC Rating G - Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2309-1440-2195-0931>

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

VIEWING

By prior appointment with the Agent: -
Nick Champion - Tel: 01584 810555

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www.nickchampion.co.uk

Photographs taken on 11th April 2025

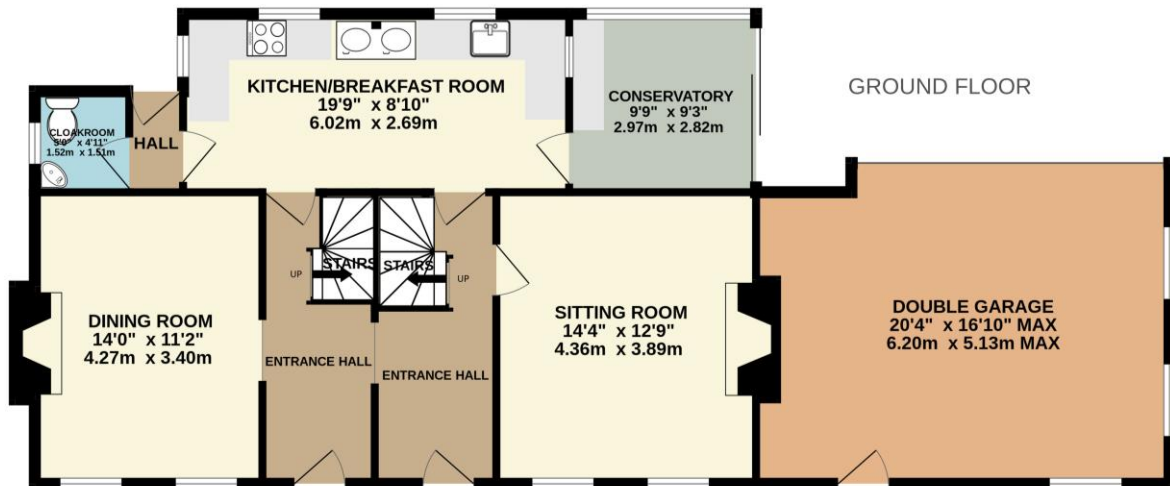
Particulars prepared May 2025

Particulars updated on 13th May 2025

what3words: ///facelift.scout.gold







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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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.