



2 Railway Terrace, Clee Hill, Ludlow, SY8 3PJ

Offers in the region of £210,000

2 Railway Terrace, Clee Hill, Ludlow, SY8 3PJ

A charming mid-terrace home that has been beautifully renovated throughout, offering exceptional countryside views, a stylish modern kitchen, and a cosy lounge. With two generous double bedrooms, an upgraded shower room, a good-sized garden and off-road parking, this property is truly ready to move into!

- Mid Terrace Property
- 2 Double Bedrooms
- Recently Renovated Throughout in 2023
- Modern Well Appointed Kitchen
- Lounge with an Electric Log Burner
- Recently Upgraded Shower Room
- Exceptional Countryside Views
- Good Sized Garden
- Off Road Parking
- EPC D

The Property

2 Railway Terrace is a beautifully renovated mid-terrace home offering stylish, well-appointed accommodation, exceptional countryside views and a generous garden, all positioned within easy reach of Ludlow and the surrounding Shropshire hills. Finished to a high standard throughout, this property is perfectly suited to first-time buyers, downsizers or those seeking a peaceful rural setting.

The living room is a welcoming space, centred around an electric log burner set beneath a timber mantel, with patio doors opening onto the decking area. It offers a warm and inviting atmosphere, with plenty of room for comfortable seating and an attractive outlook. A useful cloakroom and understairs storage cupboard are accessed directly from the living room. To the rear of the property is the impressive kitchen, which has been thoughtfully refitted to create a bright and contemporary space. It features modern shaker-style cabinetry, integrated appliances and generous worktop space, along with a practical breakfast bar. The newly fitted shower room is also located on the ground floor and offers a stylish suite.

Stairs rise to the first floor, where you will find two well-proportioned double bedrooms. The main bedroom enjoys exceptional views across neighbouring fields and rolling hills.

Outside, the garden is a particular feature. A decking area adjoins the house, providing the perfect spot for a morning coffee or evening relaxation, with steps leading down to a good-sized lawn enclosed by fencing. The garden offers plenty of space for outdoor dining, children's play or simply enjoying the peaceful rural surroundings. To the rear, the property benefits from off-road parking and an additional garden area.

With its modern finish and stunning countryside backdrop, 2 Railway Terrace presents a wonderful opportunity to acquire a move-in ready home in a sought-after rural setting.

The Location

Clee Hill and the surrounding countryside is well known as one of Shropshire's areas of Natural Outstanding Beauty and offers breathtaking views from the top and on a clear day, Fellow peaks can be seen such as the Malvern Hills, Brecon Beacons, Black Mountains, Long Mynd

and even Snowdonia; great for those of an active disposition or those who just appreciate great views and scenery. The village of Clee Hill offers a variety of amenities and recreational facilities including a community primary school, a busy local pub called The Golden Cross Inn, a grocery shop with post office, a church, a fish & chip shop, café, a regular bus services, plus much more. For sports enthusiasts, Clee Hill also has football and rugby teams.

The historic town of Ludlow is found just 5.5 miles west of Clee Hill, while the market town of Tenbury Wells also lies just 5.5 miles south of the village. The historic town of Ludlow offers countless antique and local produce markets and book, craft and garden fairs. For sport lovers, days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Ludlow is also the host of the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe, Green Fair and the Christmas Fayre; enough to keep you entertained all year round. If this is not enough, Ludlow is the nearest train station to Clee Hill which provides regular trains to larger towns and cities should you need. The area around Clee hill also offers a number of highly regarded



schools including Lacon Childe secondary school (Cleobury Mortimer), Ludlow High School, Tenbury High School and also private schools such as Moor Park and Lucton.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band A.

Services

We are informed the property is connected to all mains water, electricity and drainage.

Heating

Oil fired central heating.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900Mbps. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

Ludlow - 5.5 miles
 Tenbury Wells - 5.5 miles
 Cleobury Mortimer - 6 miles
 Kidderminster - 18 miles
 Worcester - 26 miles
 Hereford - 27 miles

What3Words

///chief.meant.handbags

Agents Note

Please note that there is a gated right of way to the front of the property, providing footed access for each of the properties in the terrace.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Money Laundering Regulations

In order to comply with current legislation, we

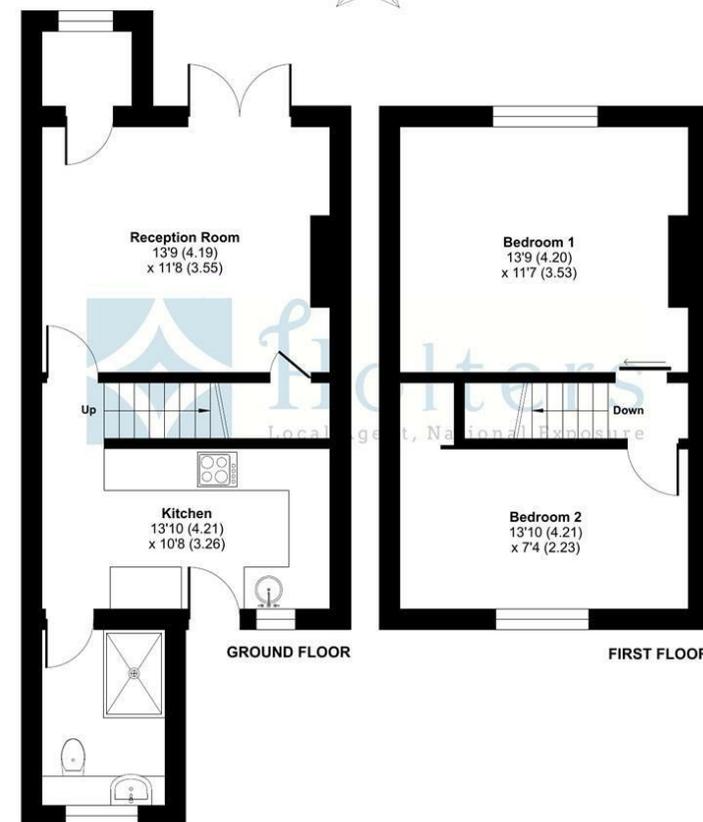
are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

Clee Hill, Ludlow, SY8

Approximate Area = 702 sq ft / 65.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Holters Estate Agents. REF: 1425319

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

