



12 Knowbury Cottages Knowbury, Ludlow, SY8 3LA

Offers in the region of £190,000



Holters
Local Agent, National Exposure

12 Knowbury Cottages Knowbury, Ludlow, SY8 3LA

Whether you're searching for your first home, a countryside retreat or a peaceful place to downsize, this charming, 2 bedroom cottage offers character, well maintained accommodation and a semi-rural lifestyle approx. 5 miles from Ludlow, with no upward chain.

- Charming Mid-Terrace Cottage
- 2 Bedrooms
- Well Maintained Accommodation
- Cosy Living Room With Log Burner
- Popular Village Location
- Period Features
- Front Garden & Rear Courtyard
- No Upward Chain
- Far-Reaching Countryside to Front
- Approx. 1.5 Miles from Clee Hill & 5 Miles from Ludlow

The Property

Occupying a delightful position just outside the popular South Shropshire village of Knowbury, approximately 1.5 miles from the vibrant village of Clee Hill and 5 miles from the historic market town of Ludlow, 12 Knowbury Cottages is a charming mid-terraced period property offering 2 bedrooms and well maintained accommodation. Full of character and warmth, this attractive home enjoys a wonderful blend of original features and practical living space, together with a lawned front garden, rear courtyard, beautiful countryside views and is offered to the market with no upward chain. Whether you're searching for your first home, a countryside retreat or an investment opportunity, this delightful cottage is sure to impress.

Inside, the front entrance door opens into the spacious living room, which is a wonderfully cosy and characterful space, centered around an impressive brick fireplace housing a wood-burning stove. Exposed ceiling beams, exposed stonework and original features combine to create a warm and welcoming atmosphere, making it the perfect place to relax throughout the year. From the living room a door leads into a useful hall, which could be utilised as a study area with a further

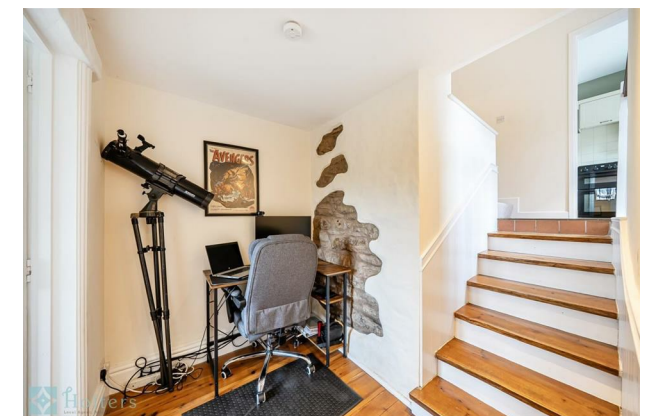
door opening into the bathroom and steps rising to an inner hall with separate doors opening into the kitchen and outside to the courtyard rear garden. The bathroom is installed with a panelled bath with shower over, a W.C and wash basin, whilst the kitchen is fitted with a range of matching wall and base units, ample worktop space and integrated cooking appliances, creating a practical and inviting space for everyday use. From the inner hall, further steps rise to a landing area which provides access to the bedrooms. Bedroom one is a generous double, benefitting from fitted wardrobes, whilst the second bedroom provides excellent flexibility as a guest room, nursery or home office. Both bedrooms enjoy breath-taking frontward views over the surrounding Shropshire countryside.

Outside, the property enjoys attractive outdoor spaces to both the front and rear. To the front is a well maintained lawned garden enclosed by mature hedging, providing a lovely place to sit and relax. To the rear, a private, low maintenance courtyard garden has a useful garden shed presenting additional storage and a gateway which provides a useful rear access out to the lane. There is no allocated parking, but unrestricted parking is available on the lane itself.

The Location

Knowbury is a small village approximately 5 miles from the historic town of Ludlow. Located within Knowbury you will find the quiet country Inn called The Bennetts End Inn. which offers wonderful home cooked meals as well as a wide selection of locally produced ales and ciders A fantastic place to have on your doorstep! The area is renowned for its outstanding natural beauty and is a haven for nature enthusiasts and those of an active disposition. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see the nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits.

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair and Ludlow Fringe, so there are events to keep you entertained all year round. There are also 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. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

Services

We are informed the property is connected to mains water & electricity and shares a septic tank with the other 3 cottages in the row.

Heating

Electric heating and a wood-burning stove.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band A.

Agent's Note

There is a private right of way across the front of the property for the neighboring property to the right.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 910MB. Interested parties are advised to make their own enquiries.

What3Words

///outdoors.solutions.crusaders

Nearest Towns/Cities

- Clee Hill - Approximately 1.5 miles
- Ludlow - Approximately 5 miles
- Tenbury Wells - Approximately 6 miles
- Cleobury Mortimer - Approximately 7 miles
- Leominster - Approximately 14 miles
- Kidderminster - Approximately 18 miles
- Hereford - Approximately 25 miles
- Worcester - Approximately 25 miles
- Telford - Approximately 29 miles
- Shrewsbury - Approximately 30 miles

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.

Wayleaves, Easements and Rights of Way

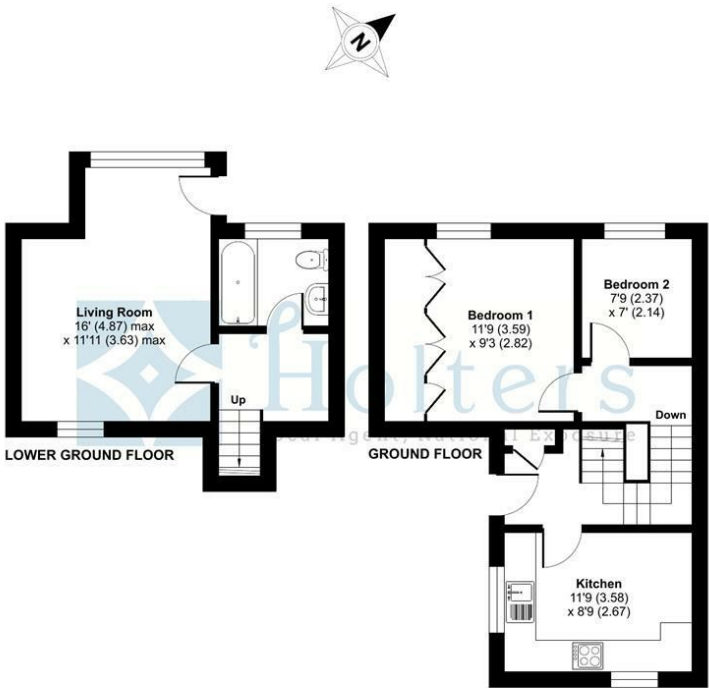
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Knowbury Cottages, Knowbury, Ludlow, SY8

Approximate Area = 673 sq ft / 62.5 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 2025. Produced for Holters Estate Agents. REF: 1493346

