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5 Cornbrook, Clee Hill, Ludlow, Shropshire SY8 3QQ

Offers in the Region of £295,000

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*** NO UPWARD CHAIN *** ABSOLUTELY FANTASTIC ELEVATED VIEWS *** A really delightful detached cottage that's ready to start its new chapter. Requiring updating throughout, this charming home comprises an Entrance Hall, Sitting Room, Dining Room, Kitchen, Two Double Bedrooms, Walk-Through Bedroom 3/Dressing Room and Bathroom. Externally, the generous gardens offer an ideal opportunity for one to put their own stamp upon and to enjoy this beautiful hill location - a chance to embrace the good life. Energy Rating TBC

*** NOTE: WAYSIDE BUNGALOW IS ALSO FOR SALE WHICH IS NEXT TO THIS PROPERTY - A FANTASTIC OPPORTUNITY TO ACQUIRE 2 NEIGHBOURING HOMES ***

The property comprises the following accommodation (measurements are provided for identification only):

Entrance Hall

Dining Room - A really lovely and spacious room with a charming inglenook fireplace with log burner and exposed stone surround. Under stairs recess



Sitting Room - With feature decorative stone fireplace



Kitchen - Fitted with a range of units comprising cupboards and drawers. Stainless steel sink and drainer. Cooker, washing machine and fridge.



From the Sitting Room a staircase rises to the

First Floor Landing

Bedroom One - Fitted wardrobe



Walk-Through Bedroom 3/Dressing Room - A great versatile addition for perhaps a nursery, office, etc



Bedroom Two



Bathroom - Fitted with a coloured suite comprising panelled bath. Wash hand basin with tiled splashback. Low flush WC. Part wall tiled.



Outside - 5 Cornbrook enjoys a particularly generous plot - an absolute blank canvas for one to put their own stamp upon.

The plot itself is predominantly laid to grass, with a selection of raised vegetable patches and attractive rustic stone walls forming some of the boundaries. Also included are a brick shed and brick workshop

Mobile & Broadband - Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

Restrictive Covenants - None that we are aware of

Note to Buyers - AML checks will be undertaken for successful buyers and there is a fee of £18.00 including VAT per person payable.

Agent's Note - The seller informs us that some works were carried out in 2019. These included works to the heating, electrics, plastering, carpets, some double-glazing upgrades and some work on the roof.

SERVICES: We are informed that the property is connected to mains electricity and water. Septic tank drainage

HEATING: Electric heating

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band D

TENURE: We are informed that the property is of freehold tenure.

DIRECTIONS: From Ludlow head out on the A4117 towards Cleobury Mortimer Pass through Clee Hill village and over the common. You will come to a sharp right hand bend, Cornbrook Corner. The property can be found just after this bend, elevated on the left-hand side.

VIEWING: By appointment through selling agents – McCartneys LLP: 01584 872153

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

Details Last Updated: Friday, 28 August 2026

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP
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REGISTERED NO: OC310186



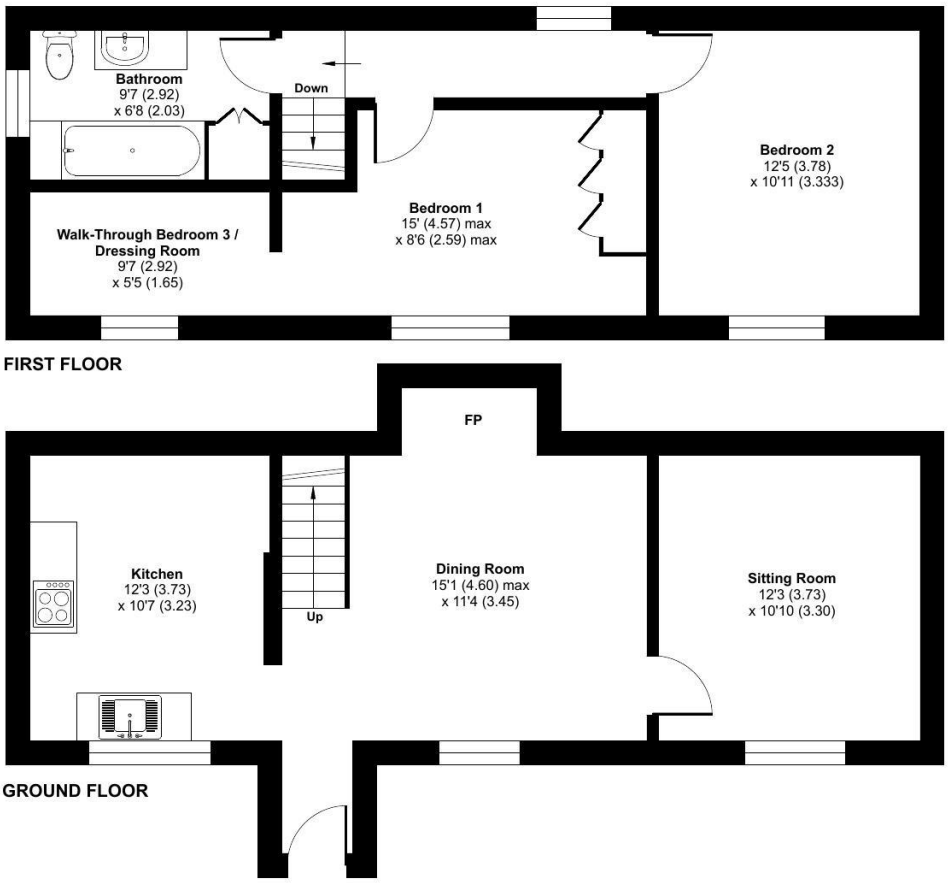


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Cornbrook, Clee Hill, Ludlow, SY8

Approximate Area = 901 sq ft / 83.7 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). ©nichecom 2026. Produced for McCartneys. REF: 1511763

