



 **Holters**  
Local Agent, National Exposure

**The Malt House, Aston Munslow, Craven Arms, Shropshire, SY7 9ER**

**Offers in the region of £425,000**

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## The Malt House, Aston Munslow, Craven Arms, Shropshire, SY7 9ER

A detached house, located on the edge of a sought-after village offering 3 double bedrooms, period features, distant views, no upward chain, parking and a garage and beautiful gardens totalling approx. 1/3 of an acre.

### Key Features

- Detached Period House
- 3 Double Bedrooms & 2 Bathrooms
- Kitchen/Diner & 2 Reception Rooms
- Well Maintained Accommodation
- Off Road Parking & a Detached Garage
- Set in Approx. 1/3 of an Acre
- Beautiful Gardens
- Distant Countryside Views
- Available with No Upward Chain
- Edge of Popular Village Location

### The Property

Introducing The Malt House, which is a well maintained, detached house, located on the edge of the popular village of Aston Munslow within the picturesque Corvedale, surrounded by glorious Shropshire countryside as far as the eye can see.

Originally built circa late 16th century as a workers cottage for the neighbouring Lower House Farm. The Malt House has been lovingly maintained and part of the same family for the past number of decades. Offering a pleasant blend of traditional and contemporary features from exposed timbers, fireplaces and quarry tiled flooring to a modern extension added in 1993.

Available to purchase with no upward chain, the property is positioned on the very edge of Aston Munslow, yet conveniently just 250 yards from the local pub, The Swan, which offers

wonderful home cooked meals as well as a wide selection of locally produced ales and ciders. The Malt House is set in approximately 1/3 of an acre of beautiful gardens and offers off road parking over a gravelled driveway, as well as a detached garage. The market town of Craven Arms is found 6 miles west, while the historic town of Ludlow is 9 miles south and Church Stretton which is 9 miles north.

Inside, the property spans across 2 storeys. On the ground floor, there is a hallway, living room, downstairs shower room, dining/reception room with stairs leading off to the first floor, a kitchen/diner and a useful utility room. A door from the kitchen/diner leads out to the rear parking area, while a further door from the living room leads out to the garden/patio area. On the first floor, a landing area gives way to an airing cupboard, the main bathroom and the 3 double bedrooms. A useful storage area is also accessed from the bathroom, which is located above the kitchen/diner.

Outside, the south-west facing gardens are worthy of particular note and are largely laid to lawn and stocked with a variety of specimen trees, mature shrubs and flowered beds. There are well-defined hedged, fenced and walled borders, as well as a

useful garden shed/out-building and a further storage shed. A gateway provides access to the parking area, garage and rear entrance door, while to the front and left side of the house are paved seating areas, which pose as the perfect spot to relax within the warmer months of the year, enjoying the distant countryside views on offer.

### The Location

The Malt House occupies an idyllic edge of village setting within Aston Munslow nestled within the picturesque Corvedale, which borders the Shropshire Hills Area of Outstanding Natural Beauty. The area 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 village and nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits.

Aston Munslow is a close knit and friendly community and embraces the 'laid back', tranquil lifestyle. The village offers useful facilities to include a petrol station with shop and the central hub of the village, the public house called The Swan Inn. Further recreational and educational facilities are available in the market towns of Craven Arms (6 miles west) and Church Stretton (9 miles north) and the historic town of Ludlow (9



miles south). All 3 offer an excellent range of independent retailers and a number of supermarket chains, a variety of dining establishments and public houses, a host of community clubs and societies and useful transport links via bus and railway stations.

**Services**

We are informed the property is connected to mains water and electricity. Private septic tank drainage.

**Heating**

Oil fired central heating.

**Tenure**

We are informed the property is of freehold tenure.

**Council Tax**

Shropshire Council - Band TBC.

**Nearest Towns/Cities**

- Craven Arms - Approximately 6 miles
- Ludlow - Approximately 9 miles
- Church Stretton - Approximately 9 miles
- Much Wenlock - Approximately 11 miles
- Bridgnorth - Approximately 15 miles
- Telford - Approximately 18 miles
- Shrewsbury - Approximately 23 miles

**Broadband**

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 18-29MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

**What3words**

ringside.wolf.bristle

**Money Laundering Regulations**

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on

all prospective purchasers verifying the customer's identity. A company called Credit Safe 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**

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.

**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 vendor 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.

GROUND FLOOR  
865 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR  
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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