



Toll Cottage, Clun Road, Aston-On-Clun, Craven Arms, SY7 8EW

Offers in the region of £195,000



Holters
Local Agent, National Exposure

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Pay yourself a visit to Toll Cottage, which is a well presented, semi-detached character cottage available with no upward chain and offering 2 double bedrooms, 2 bathrooms, off road parking and a courtyard garden in the middle of Aston-on-Clun village.

Key Features

- Semi-Detached Cottage
- 2 Double Bedrooms
- 2 Bathrooms
- Period Features Throughout
- Well Presented Accommodation
- Private Off Road Parking for 2 Vehicles
- Courtyard Garden
- Available with No Upward Chain
- Popular, Central Village Location

The Property

Toll Cottage is a well presented, semi-detached period property found in the popular village of Aston-on-Clun, which sits within the scenic Clun Valley surrounded by glorious Shropshire countryside and rolling hills as far as the eye can see, close to the Welsh/English border.

Available to purchase with no upward chain, Toll Cottage dates back circa 18th century and has been refurbished and lovingly maintained over more recent years by the current owners. The property oozes character but also offers a pleasant blend of contemporary features from modern kitchen and bathroom suites, to exposed timbers and stonework and an inglenook fireplace with wood-burning stove, just to mention a select few. The quality does not finish inside, as outside Toll Cottage presents private off road parking for 2 vehicles, as well as a walled courtyard garden.

The accommodation spans across 2 floors and is made up on the ground floor of an entrance hall, shower room, kitchen diner and a living room with stairs rising off to the first floor. Upstairs, a small landing area gives access to the 2 double bedrooms. Bedroom one has the benefit of a private en-suite bathroom and built-in wardrobes.

Outside, the south-west facing, walled courtyard garden poses as a pleasant spot to relax within the warmer months of the year. To the rear of the cottage there is parking for 2 vehicles, as well as a wicket gate and gravelled path which leads to a rear door opening into the living room. For those looking for a local pub to occasionally visit, Toll Cottage is just a short, level walk from the village pub, The Kangaroo Inn.

The Location

Aston on Clun is located within South Shropshire, between the towns of Clun and Craven Arms. Located near to the River Clun and with the brook from Hopesay flowing through it, this is a picturesque and beautiful part of the Shropshire countryside popular with walkers and outdoor lovers alike. Aston on Clun has a popular public house called the Kangaroo Inn which offer fine ales and "Good ol' Pub Grub". It regularly hosts live music, beer festivals, and BBQ's. There is also a small village convenience store

located by the village hall. The village green and the hall itself, is a well used space, often offering activities such as, dog training, rounders, cricket and line dancing, craft fairs and much more, bringing everyone together and giving this village a unique, supported, community spirit.

For a much larger range of facilities the market town of Craven Arms is found 3 miles east. Described as the 'Gateway to the Marches' Craven Arms is located on the A49 and is found within the encompassing Shropshire Hills, historic manor houses, fortified castles and beautiful countryside. Offering a good range of facilities including a large supermarket, doctors surgery, business park, post office, petrol station, butchers and its own array of independent shops, Craven Arms offers everything you will need for day to day living. The town also benefits from the Welsh marches railway line and station to Llanelli via Cardiff and North to Manchester. Slightly further afield along the A49 is the county town and birth place of Charles Darwin, Shrewsbury, which is lies 21 miles north, whilst the historic and popular town of Ludlow is just 9 miles south.

Services

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



Heating

Oil fired central heating and a wood-burning stove.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band B.

Nearest Towns

- Craven Arms - 3 miles
- Clun - 6 miles
- Church Stretton - 11 miles
- Ludlow - 13 miles
- Shrewsbury - 22 miles
- Much Wenlock - 20 miles
- Bridgnorth - 23 miles
- Telford - 28 miles

Broadband

Enquiries via USWITCH indicates the property has an estimated fibre broadband speed of 37MB. Interested parties are advised to make their own enquiries.

What3Words

tube.myth.sandpaper

Agents Note*

The property has suffered from flooding within recent years. The owners have made considerable efforts to prevent future floods.

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 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.



