



Holters

Local Agent, National Exposure

**1 Round Oak, Hopesay, Craven Arms, SY7 8HQ**

**Offers in the region of £425,000**



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## 1 Round Oak, Hopesay, Craven Arms, SY7 8HQ

A well presented, period property found in an idyllic rural setting offering stunning views, 4 double bedrooms, gardens, off road parking and is surrounded by beautiful countryside.

### Key Features

- Semi-Detached Country Property
- 4 Double Bedrooms
- 3 Reception Rooms & 2 Bathrooms
- Period Features
- Extended & Well Maintained Accommodation
- Sizeable Gardens
- Off Road Parking
- Stunning, Panoramic Views
- Rural Location
- Surrounded by Glorious Countryside

### The Property

Introducing 1 Round Oak, which is a well maintained, extended, semi-detached period property found in an elevated, idyllic position in the rural hamlet of Round Oak, 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.

Located in a designated Area of Outstanding Natural Beauty (AONB), 1 Round Oak is a real treat for anyone looking to 'escape to the country', enjoying breath-taking, panoramic views and easy access onto a number of footpaths/trails and bridleways. Rural, but by no means isolated, the property is located approximately 3 miles from the town of Craven Arms and overall offers 4 double bedrooms, 3 reception rooms and 2 bathrooms.

Dating from the early 19th century, 1

Round Oak had a sizable extension added in the early 2000s and now offers a pleasant blend of contemporary and character features including exposed timbers and stonework and an inglenook fireplace. The accommodation spans across 2 floors and is made up on the ground floor of a kitchen/diner, study, hallway with stairs rising off to the first floor, a useful utility room, downstairs shower room and the living room. Upstairs, an L-shaped landing area gives way to all 4 double bedrooms and the bathroom. Bedroom one and two enjoy stunning views, while bedroom one also has the benefit of French doors opening out to the garden. The house is also installed with UPVC double glazed windows.

Outside and to the front is a gated gravelled/brick paved driveway which provides off road parking for at least 3 vehicles, as well as a small garden with flower beds. The rear garden is laid mainly to lawn, with a decked seating area and well-defined fenced and hedged boundaries. It has a useful shed and greenhouse, as well as a summerhouse installed with power and lighting, which could be used as a home office. There is further storage running behind the house.

### The Location

The small hamlet of Round Oak lies about 1 mile north of the pleasant

village of Hopesay with its 12th century church. Hopesay parish, is located within South Shropshire, between the towns of Clun and Craven Arms. It is a picturesque and beautiful part of the Shropshire countryside. The main village of the parish is nearby Aston-on-Clun with a popular public house, the Kangaroo Inn, which offers fine ales and good old fashioned pub grub. It regularly hosts live music, beer festivals and barbecues. There is also a good village community shop alongside the village hall and green. 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, croquet and much more, bringing everyone together and giving this village a unique, supported, community spirit.

For a much larger range of facilities the 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, doctor's surgery, business park, library, 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 11 miles south.

Services

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

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 C.

Broadband

Enquiries via USWITCH indicates the property has an estimated fibre broadband speed of 38MB. Interested parties are advised to make their own enquiries.

Nearest Towns

- Craven Arms - 3 miles
- Clun - 8 miles
- Church Stretton - 10 miles
- Ludlow - 11 miles
- Knighton - 15 miles
- Shrewsbury - 21 miles
- Much Wenlock - 20 miles
- Newtown - 23 miles
- Bridgnorth - 23 miles

What3words

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Money Laundering Regulations

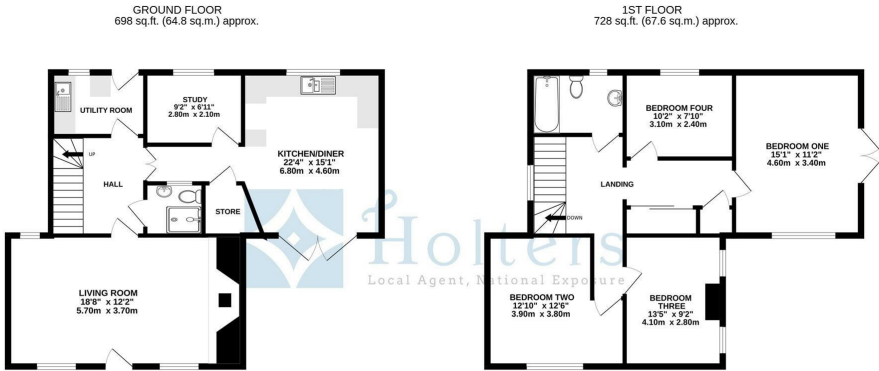
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective 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

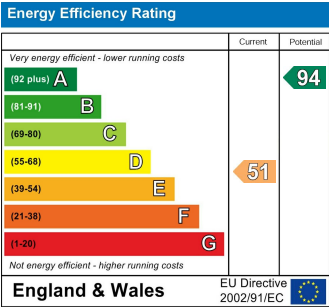
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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