



**Clungunford Farm House,
Clungunford, Craven Arms, Shropshire, SY7 0PN**

01588 638755

FOR SALE

FOR SALE BY PRIVATE TREATY

Price: Offers in the region of £550,000



3 reception
rooms



5 bedrooms and
1 bedroom annex



3 bath/shower
rooms

Leintwardine 3.5 miles, Craven Arms 4.5 miles, Ludlow 11 miles,
Shrewsbury 25 miles (All distances are approximate)

- **A beautiful Grade II listed farmhouse and annex**
- **Characterful features throughout**
- **Great village setting**
- **Requiring refurbishment and renovation**
- **5 bedrooms including 1 bedroom annex**
- **3 receptions, 3 bath/shower rooms/WC**
- **2 kitchens and utility with cellar**
- **Large gardens and ample parking**



GENERAL REMARKS

Clungunford Farm House is a characterful detached period residence which dates back to the seventeenth century and originally built of timber frame with brick infill under a pitched slate roof.

The building is a quintessential rambling farmhouse which has a plethora of characterful features both inside and outside. Whilst it requires modernisation and refurbishment, the potential to return this residence to a former glory is unbounded and should appeal to those looking to make their own stamp on a home in a sympathetic manner.

The house has extensive accommodation arranged over three storeys with 5 bedrooms including a connected 1 bedroom annex with its own kitchen, utility, lounge and bathroom. This would be perfect for multi-generational living or as an Airbnb business. The main house has two further receptions with a farmhouse kitchen, utility, shower and bathroom and cellar.

Outside, to the front are formal lawns with mature trees with views out beyond the village to open countryside. Whilst to the rear is a further garden and yard with ample open parking.

LOCATION

Clungunford Farm House is located in the heart of this popular village and enjoys an attractive rural setting surrounded by stunning countryside. The village features a parish church, a lively village hall, bowling green and play area.

Ludlow lies to the east, within easy reach with a selection of independent and state schools, high street, shopping, bars and restaurants and an abundance of culture including the renowned Ludlow Food Festival.

To the north and south lie the towns of Shrewsbury and Hereford. Travel links in the area are good with the A49 linking to two towns and beyond to the national rail and road network.







SERVICES

Mains electricity and water, private drainage.

NOTE: None of the services or installations have been tested by the Agents.

VIEWING

Strictly through the Selling Agents: Halls
33b Church Street, Bishops Castle, SY9 5AD.
Tel:01588638755. Email:
bishopscaastle@hallsgb.com

COUNCIL TAX

Band D – Shropshire Council

WAYLEAVES, EASEMENTS, RIGHTS OF WAY

The property will be sold subject to a with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not. A right of way at the rear will be created to the adjacent retained farmyard.

DIRECTIONS

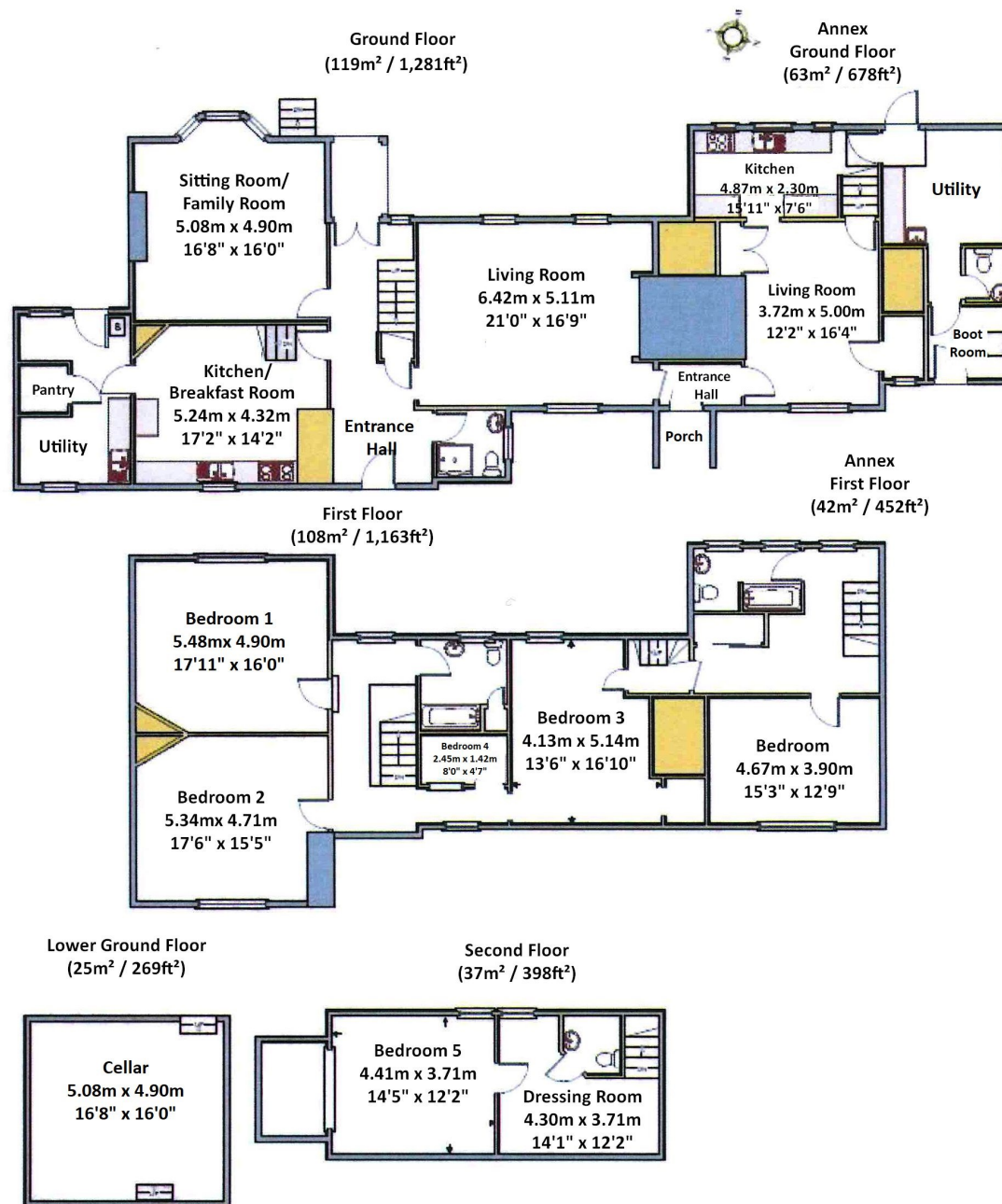
From Ludlow take the A49 to Craven Arms and at the first roundabout turn left onto the B4368 towards Clun. After about 1.5 miles turn left onto the B4367 towards Clungunford. On entering the village on this road bear right towards, Knighton, Bucknell and Bedstone and the property is set on the right just past the sign for the parish hall.

What3Words: meatball.jobs.tequila

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill

Clungunford FarmHouse, Clungunford, Craven Arms, SY7 0PN
(Farm House Approx. Gross Internal Area 289m² / 3,111ft²)
(Annex Approx. Gross Internal Area 105m² / 1,130ft²)



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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/ financial advice. We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FSA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



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Bishops Castle office:

33b Church Street, Bishops Castle, Shropshire, SY9 5AD
E-mail: bishopscastle@hallsgb.com

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