

TO LET

10 Bridge Street, Clun, Craven Arms, Shropshire, SY7 8JP

Halls 1845



TO LET

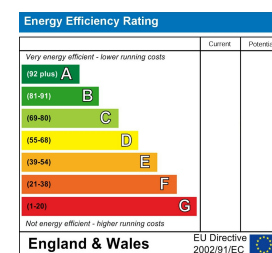
£1,775 per calendar month

10 Bridge Street, Clun, Craven Arms, Shropshire, SY7 8JP

**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 FCA. 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.

#### Energy Performance Rating



01588 638 755

**Bishops Castle Sales**

33b Church Street, Bishops Castle, Shropshire, SY9 5AD

E: [bishopscastle@halls.gb.com](mailto:bishopscastle@halls.gb.com)



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

A beautifully restored and refurbished Grade II listed townhouse overlooking the River Clun in the heart of this charming town. Completely renovated to a high standard to provide 4 bedrooms (optional dining room), 3 bathrooms, kitchen, garden lounge, sitting room, lawns, terrace and off road parking.

Available to let subject to full references and deposit of 5 weeks rent.



[halls.gb.com](http://halls.gb.com)

01588 638 755

[halls.gb.com](http://halls.gb.com)

Residential / Fine Art / Rural Professional / Auctions / Commercial





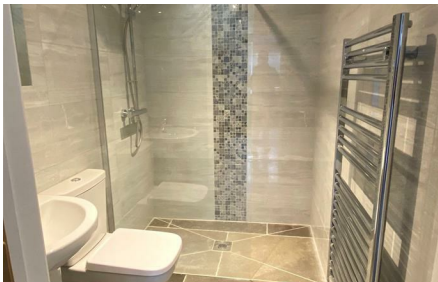
2 Reception Rooms



4 Bedrooms



3 Bath/Shower Rooms



- Substantial character home
- 3 or 4 bedrooms
- Ground floor dining room/bed 4
- 2 en-suite and family bathroom
- Open plan garden lounge
- Cosy sitting room with woodburner
- Views over Clun Bridge and the river
- Close to all amenities
- Double glazed
- Part underfloor heating

GENERAL REMARKS

10 Bridge Street is a stunning Grade II listed home which has been recently renovated and refurbished to exacting standards to produce a characterful and versatile family sized home, set in the heart of this delightful small town overlooking Clun Bridge and river.

To the ground floor is a beautifully crafted oak framed garden lounge, open to the well equipped kitchen leading to the spacious yet cosy sitting room with its flagged floors and woodburner and a 4th bedroom/optional dining room with an en-suite wet room and separate utility, all with underfloor heating.

To the first floor are three further bedrooms, one en-suite and family bathroom, finished in oak floors or tile and with traditional style radiators.

Outside are good sized level lawns, private terrace and pergola, retained within a solid stone wall overlooking the river and with two private parking spaces.

SITUATION

It occupies a beautiful location in the heart of this popular small town, close to its charming bridge and the river after which it is named. Clun has a good range of local shops, cafes, pubs and services, including doctors surgery and primary school. It is set in a beautiful part of South Shropshire with remains of its own castle and is a mecca for walkers. The larger towns of Bishops Castle, Craven Arms and Ludlow, are within easy driving distance with a main line station at Craven Arms.

ACCOMMODATION

Arranged over two floors, this briefly comprises the following, well presented accommodation:

Stable style door into the oak framed

GARDEN ROOM

16'9" x 11'2 (5.11m x 3.40m )  
With glazing to three sides overlooking the private terrace, Pergola and lawned garden and with views over to Clun bridge and the River Clun. Exposed stone walling, two rooflights, tiled floor with underfloor heating, with large archway to the:

KITCHEN

With completely new fittings, including a wood block work top with breakfast bar and inset with a five ring induction hob with an AEG stainless steel extractor fan above and AEG electric oven below, modern porcelain sink with mixer tap, 'Samsung' dishwasher, a range of painted base and wall cupboards, downlighters, tiled floors, under stairs storage cupboard, feature stone walling and archway through to the:

LIVING ROOM

16'4" x 12'10" (4.98m x 3.91m)  
With a stone flagged floor, an impressive stone fireplace with timber lintel inset with a large Clearview stove with alcove to one side, further timber entrance door, double-glazed windows out towards the Clun bridge and the gardens, feature stone walling, large, heavy beam with ceiling joists.

From the Kitchen area is a further passage to:



DINING ROOM/BEDROOM 4

12'11" x 11'8" (3.94m x 3.56m)  
With a tiled floor, window out to the terrace and Pergola, downlighting and with door to:

EN-SUITE WET ROOM

6'9" x 4'10" (2.06m x 1.47m)  
With tiled floor, mixer shower, shower screen, tiled walls, ladder radiator, low flush WC, wash basin and backlit mirror with cupboard behind.

UTILITY ROOM

With tiled floor, 'Grant' oil fired combi boiler and cylinder, plumbing for a washing machine and underfloor heating manifolds

The staircase rises from the kitchen area to a landing with oak floors, exposed ceiling beams, downlighters, radiator and doors to:

BEDROOM 1

12'4" x 11'10" (3.76m x 3.61m )  
Dormer window out to the side terrace and views towards Clun River. Oak floor, exposed beam, downlighters, traditional radiator and a door into a walk-in wardrobe with shelving and hanging rail. Door with access to the:

EN-SUITE

With a modern white suite of WC, hand basin with cupboards below, backlit mirror, ladder radiator, walk-in cubicle with mixer shower.

BEDROOM 2

16'11" x 9'1" (5.16m x 2.77m)  
With oak floors, traditional radiator, feature stone detailing, exposed beams, double-glazed window overlooking the Clun bridge and river and beautiful views up towards woodside.

BEDROOM 3

12'4" x 10'3" (3.76m x 3.12m)  
With oak floors, traditional radiator, feature stone detailing, exposed ceiling beam, downlighting, double-glazed window to the side overlooking the river Clun and the gardens.



FAMILY BATHROOM

10'7" x 6'0" inc shower cubicle (3.23m x 1.83m inc shower cubicle)  
With a patterned tiled floor, recessed shower cubicle, folding door and mixer shower, panelled bath, WC, modern sink with cupboard below and backlit mirror above, large ladder radiator and extensive wall tiling

OUTSIDE

The property is approached by a private lane to a private parking area, suitable for two cars with a solid stone wall and gate leading into the garden area, with a paved pathway to a large stone tiled terrace with corner Pergola and areas suitable for external dining. A pathway leads around the whole of the house with large edging lawned area with views over the River Clun and to Clun bridge itself, with pedestrian gate onto Buffalo Lane into the town.

SERVICES

Mains water and drainage. Oil central heating with under floor heating to ground floor and traditional radiators to first floor. 'Clearview' multi-fuel stove. Double-glazing.

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

DIRECTIONS

From the centre of Clun proceed down to the bridge and before crossing, turn right along the river and the property is immediately on the right.

APPLICATIONS

Each tenant will complete an application form to provide the Agents with a credit reference. Photo identification and proof of residency must also be provided. Those who do not satisfy these requirements, will require a guarantor who will need to sign the agreement and complete an application form for credit reference purposes.

TERMS

Available on a minimum six month assured shorthold tenancy and thereafter month to month. The first months rent will be payable at commencement together with a deposit equal to five weeks rent which will be held in a deposit protection scheme by the Agents. Preferred, no pets.