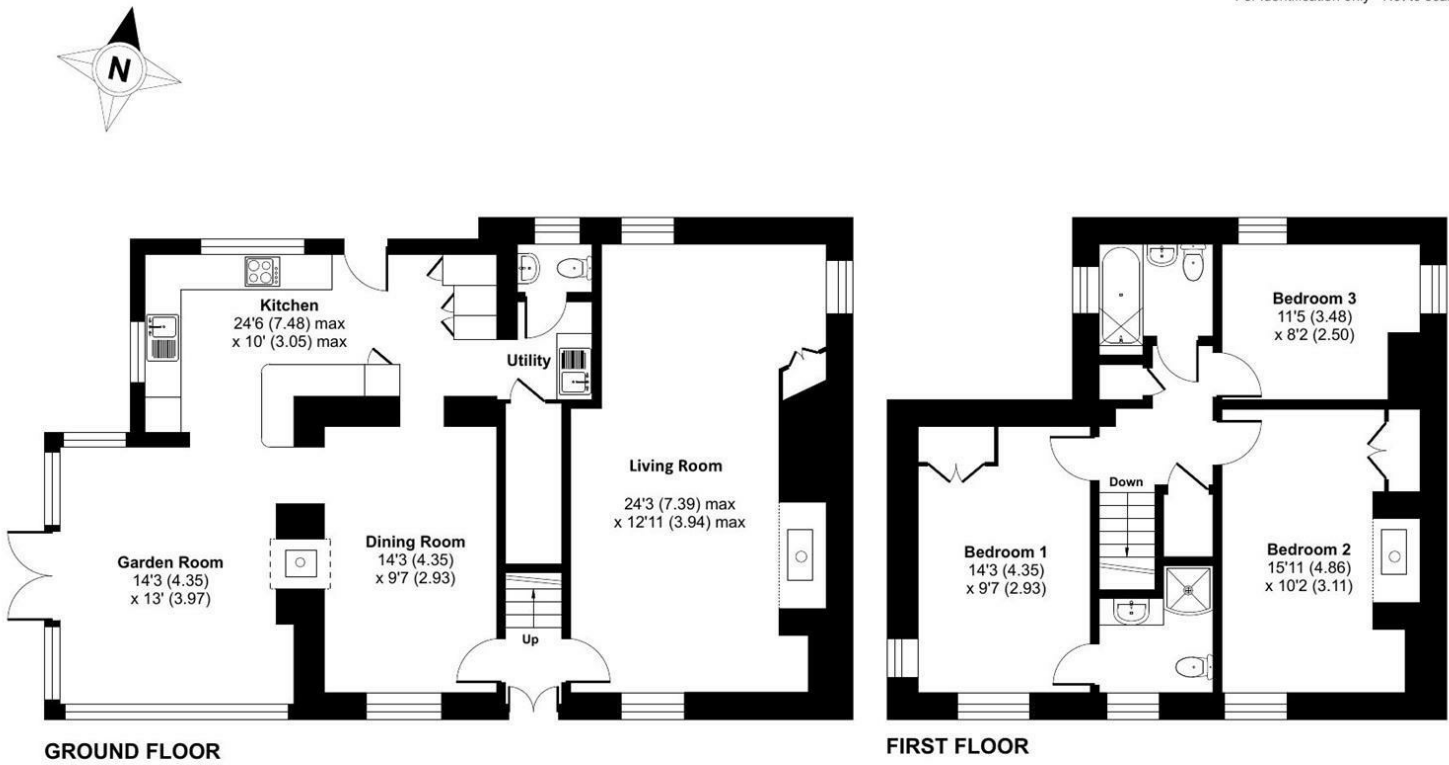


FOR SALE

Rose Cottage Castle Street, Clun, SY7 8JU



Approximate Area = 1567 sq ft / 145.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Halls. REF: 1277059



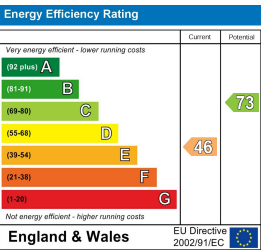
FOR SALE

Price Guide: £520,000 region

Rose Cottage Castle Street, Clun, SY7 8JU

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@hallsgb.com



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01588 638 755



2 Reception Rooms



3 Bedrooms



Family Bathroom & 1 En-suite



- **Attractive detached house in convenient location**
- **Characterful and contemporary accommodation**
- **3 Bedrooms, en-suite and family bathroom**
- **2 Reception rooms, garden room**
- **Kitchen, utility and WC.**
- **Delightful level gardens and terraces with views**
- **Off road parking**

GENERAL REMARKS

Rose Cottage is a delightful stone cottage which was substantially refurbished and extended 10 years ago and offers characterful yet contemporary living space. To the ground floor is an entrance porch into either the large lounge with inglenook fireplace or the dining room which leads through to the wonderful oak framed garden room with vaulted ceiling and large windows to the private gardens and terrace. The well equipped country style kitchen lies to the rear with access to the utility and separate WC. To the first floor are the three well proportioned bedrooms with country views and an en-suite and family bathroom.

The outside space is very pleasant and comprises level lawns to the front and a private paved terrace at the rear together with a parking space and excellent views to the rolling hillside.

LOCATION

The house is set on Castle Street on the edge of the popular small town of Clun. It has an excellent range of local shops, pubs, community halls, church and primary school and is just 9 miles west of Craven Arms and the main railway line. The towns of Ludlow and Shrewsbury are within comfortable commuting distance. Clun is a picturesque place in an area of Outstanding Natural Beauty and well known for its charm, tranquillity and breath-taking natural surroundings. The area is ideal for those looking to immerse themselves in rural life whilst enjoying the amenities of a close knit community.

ACCOMMODATION

The property can be approached on foot from Castle Street or by a vehicular right of way at the side and rear which leads to the private parking area. A path leads to a covered porch into an entrance lobby, either side are the:

LIVING ROOM

24'3" x 12'11" (7.39m x 3.94m)
A light and airy room with windows back and front and dominated by a stone backed fireplace inset with a log stove. Exposed beams and fitted carpet.

DINING ROOM

14'3" x 9'7" (4.34m x 2.92m)
A lovely room overlooking the gardens at the front with fitted carpet and double fronted log burner and open doorway into the:

GARDEN ROOM

14'3" x 13'0" (4.34m x 3.96m)
A splendid addition built around 10 years ago with an impressive oak framed construction and a vaulted ceiling with glazed sides and doors out to the private patio areas and garden and adjoining country views. A further doorway leads to the:

KITCHEN

24'6" x 10'0" (7.47m x 3.05m)
Which is nicely appointed with a range of cream faced base and wall units, stainless steel sink unit, breakfast bar, full length cupboards, electric hob and oven and doors to outside.

UTILITY

With sink unit, base and wall cupboards and door to:

SEPARATE WC

With low flush WC and wash basin.

A staircase rises from the entrance to the First Floor Landing to:

BEDROOM 1

14'3" x 9'7" (4.34m x 2.92m)
With views to two elevations over the rear gardens and beyond to the open countryside and the remains of Clun Castle. Fitted carpets, exposed beams and radiator.



EN-SUITE SHOWER

With shower cubicle, wash basin in vanity unit, WC and towel radiator.

BEDROOM 2

15'11" x 10'2" (4.85m x 3.10m)
With windows to the front garden, exposed beam, fitted carpet and radiator.

BEDROOM 3

11'5" x 8'2" (3.48m x 2.49m)
With windows to two elevations, fitted carpet and radiator.

BATHROOM

With a white suite of bath, WC and wash basin with towel radiator.

OUTSIDE

The gardens lie mainly to the front of the house and side and which are laid mainly to level lawns with mature hedges and stone wall boundary to Castle Street together with floral borders and plants. The main paved terrace lies to the side with access to the garden room and which is an ideal space for entertaining or enjoying the tranquillity of the setting and the country views. To one corner is a greenhouse next to the parking area which is accessed by a vehicular right of way back onto Castle Street.

COUNCIL TAX

Shropshire Council - Band D.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

SERVICES

Mains water, electricity and drainage. Oil central heating with underfloor heating to ground floor and radiators. Double-glazing and two woodburning stoves.

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

DIRECTIONS

From The Square in Clun, proceed out on Castle Street (A488) and Rose Cottage is found second to last house on the left. What3 Words - yummy.younger.help

ANTI-MONEY LAUNDERING (AML) CHECKS



We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.