



WILTON LODGE

CLUN ROAD | CRAVEN ARMS | SY7 9QS



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Ludlow 8 miles | Bishops Castle 11.8 miles | Shrewsbury 21.3 miles
(all mileages are approximate)

A PARTICULARLY SPACIOUS PERIOD FAMILY HOME WITH
LATER ADDITIONS, OFFERING SUPERB ACCOMMODATION
WITH SCOPE FOR MODERNISATION, SET IN SPECTACULAR GARDENS
WITH EXCELLENT POTENTIAL FOR DEVELOPMENT
(SUBJECT TO THE NECESSARY PLANNING PERMISSIONS).
IN ALL APPROXIMATELY 1.73 ACRES.

Historic planning approved - ref: 11/02801/OUT
Substantial property that could be updated and renovated to provide a wonderful family home
Set in 1.73 acres
Located on the outskirts of the town
Lovely countryside views
2 access points



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

Heading south on the A49 from Shrewsbury and on arrival at Craven Arms, proceed over the first and second mini roundabout and take the second exit at the third roundabout onto the Clun Road. Continue along for approx. 0.3 miles and the property is located on the right-hand side denoted by a 'For Sale' board.

SITUATION

Wilton Lodge is located a short walk from Craven Arms town centre with excellent access to the A49.

Craven Arms is a market town providing a supermarket, local convenience stores and public houses. Primary education is provided locally in the town or in the neighbouring villages, whilst a range of secondary schools are available in Ludlow and Church Stretton. The town benefits from a train station providing a regular service for commuters to Shrewsbury and Hereford.



DESCRIPTION

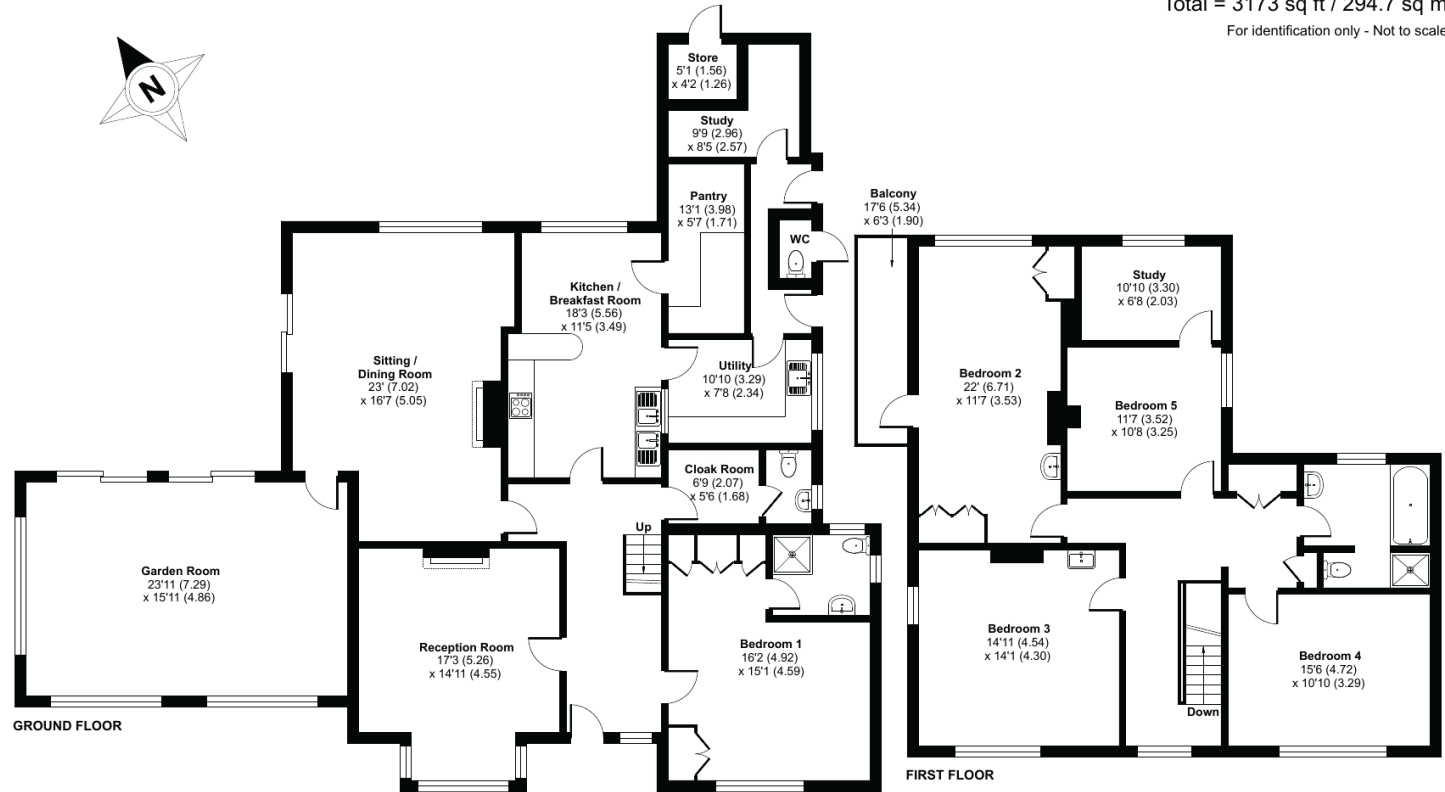
Wilton Lodge is a large family home built in the late 1800's with later extensions in the 1960's. The property benefits from a large driveway parking area, secondary access and expansive gardens are located to the side and the rear. In total the property sits on approx. 1.73 acres.

The property had outlined planning permission for a residential development granted in 2011. This has now lapsed, but there is potential this could be reintroduced in some form but would require re-applying for planning permission.

PLANNING CONSENT

Outlined planning consent (ref: 11/02801/OUT) was granted on 23rd December 2011 for residential development.

Approximate Area = 3141 sq ft / 291.8 sq m
Outbuildings = 32 sq ft / 2.9 sq m
Total = 3173 sq ft / 294.7 sq m
For identification only - Not to scale



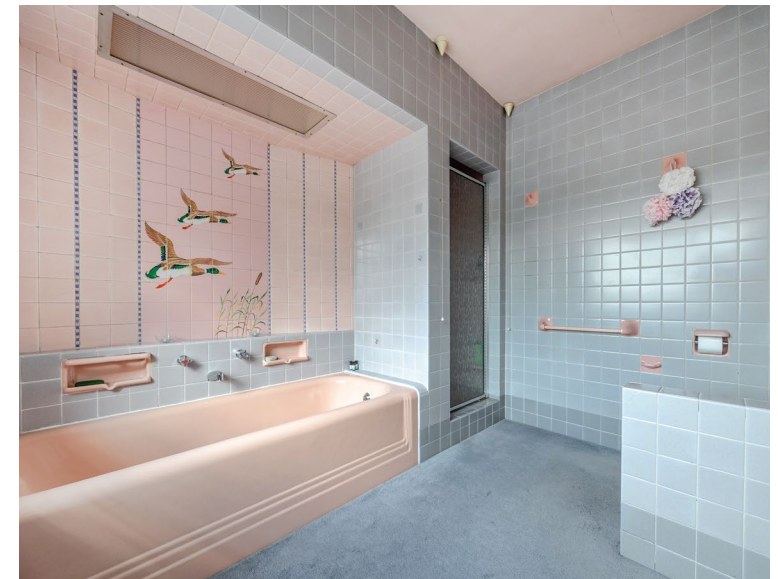
THE PROPERTY

The current accommodation consists of a large reception hall located at the front of the property that leads to a drawing room with a large bay window. There is a sitting / dining room with a marble fireplace with an open fire, sliding patio doors to the garden and a door to the amazing garden room with large windows overlooking garden, timber flooring and sliding patio doors out to the garden.

The kitchen/breakfast room is fitted with wall and floor units, a double sink and double drainer with mixer tap, and dining room hatch. A useful pantry which also has wall mounted cupboards, worktops and shelving. Beyond is the utility room with a stainless-steel sink and double drainer with mixer tap, boiler, plumbing for washing machine and a door through to the rear hall which leads to a study.

Completing the ground floor accommodation is a bedroom with en-suite and guest WC.

Stairs rise to the first floor landing which has a storage and airing cupboard, access to loft space and doors to the four double bedrooms, of which one has access to a large balcony, and another has a large room beyond that could be a dressing room or converted to provide en-suite facilities. The bedrooms are served by the family bathroom. There is an attic space with flooring, window and lighting.



OUTSIDE

Wilton Lodge is approached through a gated 'in and out' driveway which provides parking for numerous vehicles at the front and a separate drive gives access to the garage at the rear of the property and further parking.

The property is located within the most stunning large gardens. Adjacent to the sunroom and sitting room is a spacious sun terrace perfect for Alfresco entertaining. Beautiful flowing lawns then extend and contain mature trees, numerous established and well stocked shrubbery beds and borders and a greenhouse. The gardens also contain a former swimming pool and a number of outbuildings including a garden WC.



GENERAL REMARKS

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

FIXTURES & FITTINGS

Only those items described in these particulars are included in the sale

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

Council Tax Band: F - Shropshire Council

VIEWINGS

Halls, 2 Barker Street, Shrewsbury,
Shropshire, SY1 1QJ.

Tel: 01743 236444.

Email: shrewsbury@halls.gb.com.



IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with

regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.

