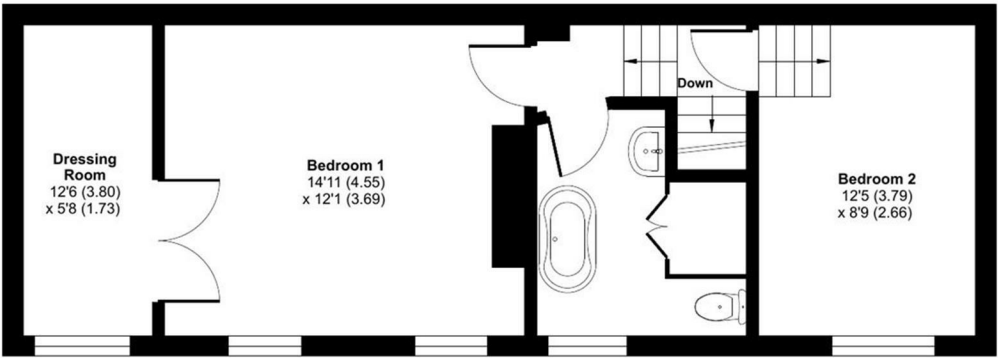


FOR SALE

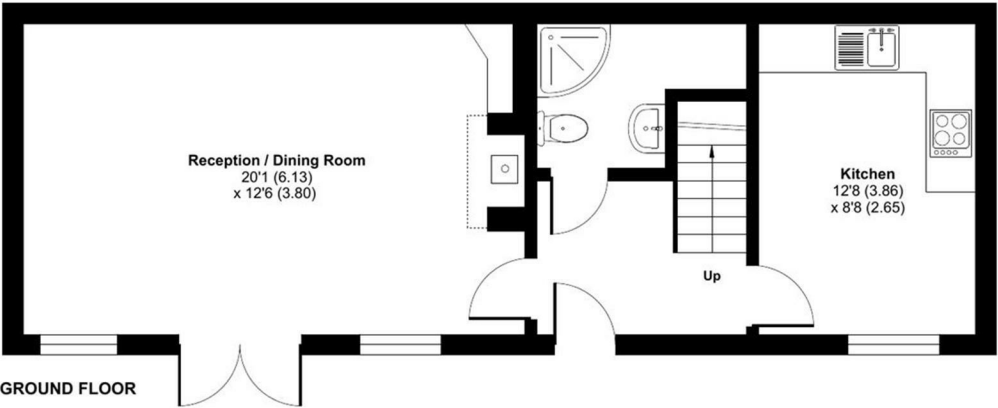
3 Yews Cottage, Clunbury, Craven Arms, SY7 0HG



Approximate Area = 952 sq ft / 88.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nêchecom 2025. Produced for Halls. REF: 1332053



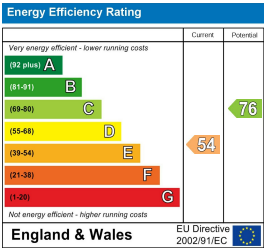
FOR SALE

Offers in the region of £325,000

3 Yews Cottage, Clunbury, Craven Arms, SY7 0HG

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



A most charming country cottage, offering well proportioned rooms with character, set with lovely established gardens in this sought after South Shropshire village location.




01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.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.


MILEAGES: Ludlow 13.9 miles, Shrewsbury 25.5 miles. All mileages are approximate.



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Lovely village location
- Characterful charming cottage
- Well proportioned rooms
- Driveway parking
- Easily maintained gardens
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury, proceed south along the A49, proceed past Church Stretton. Continue along until reaching Craven Arms, taking the second exit on the third roundabout along the B4368. Continue through Aston on Clun and on arrival at Little Brompton, take the left turn signposted Clunbury. Proceed into the village and take the left turn opposite the primary school where the property will be found.

What3words: ///unloading.adopters.majors

SITUATION
Clunbury is a beautiful village situated in the Clun Valley, between Craven Arms and Clun. The village was mentioned in Housmans Shropshire Lad and has a primary school and church. Craven Arms is approximately 5 miles away and offers an excellent range of shops and services, together with a train station and excellent road access to the A49, which heads north towards the county town of Shrewsbury and south towards Ludlow.

DESCRIPTION
3 Yews Cottage is a charming cottage, offering well proportioned accommodation. To the ground floor, is the particularly spacious living/dining room, with attractive stone fireplace and log burning stove. The breakfast kitchen contains a number of units together with a range of integrated appliances and solid wooden worktops. Also to the ground floor is a useful shower room. To the first floor, there are two bedrooms and the bathroom. Outside, there is a parking area with space for approximately 2 vehicles, whilst the gardens, which sit to the front, contain a number of established shrubbery beds and borders with a variety of shrubs plants and trees.

ACCOMMODATION
Storm porch with panelled solid oak entrance door into:-

ENTRANCE HALL
Staircase to first floor, stone flagged flooring, oak panelled doors off and to:-

SHOWER ROOM
White suite comprising low level WC, wall mounted wash hand basin with tiled splash, corner shower cubicle, wall mounted heated towel rail, flagged stone flooring.

LIVING DINING ROOM
Beamed ceiling, fireplace with stone hearth and log burning stove, twin glazed french doors to gardens.

BREAKFAST KITCHEN
Providing a range of eye and base level units comprising cupboards and drawers with generous solid worksurface area over. One and a half bowl stainless steel sink unit and drainer, integral fridge, integral Neff electric oven and grill with four ring Neff hob over with filter hood, integral freezer, Worcester oil fired central heating boiler.

SPLIT LEVEL LANDING
With staircase rising to:-

BEDROOM TWO
With beamed ceiling and pleasant aspect over garden.

BEDROOM ONE
With access to loft space, attractive aspect over garden. Walk-in dressing room with radiator.

BATHROOM
Providing a suite comprising low level WC, roll top bath on clawed feet with feeder shoer attachment, wash hand basin set in vanity unit, heated towel rail, access to loft space, built in linen cupboard.

OUTSIDE
The property offers a block paved parking area with space for circa two vehicles. A gated pathway then extends through the gardens and to the front of the cottage.

THE GARDENS
The property offers delightful cottage style gardens, which include a number of well stocked and particularly established shrubbery beds containing numerous plants and specimen trees.

GENERAL REMARKS

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.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.