



# BLOCSPHERE

PROPERTY MANAGEMENT



## Heather Cottage Ford Street, Clun, SY7 8LD Offers in the region of £250,000

- \* Semi-Detached Character Cottage
- \* Three Bedrooms
- \* Full Width Reception Room with Log Burning Stove
- \* Dining Kitchen with Painted Furniture and Built In Appliances
- \* Bathroom with Shower over Bath
- \* Utility Room
- \* Oil Fired Central Heating
- \* Exposed Beams to Walls and Ceilings
- \* Large Garden
- Workshop / Hobby Room
- \* Separate Private Garden

## Introduction

Heather Cottage is a delightful semi detached sandstone built cottage with slate roof and lots of characterful period features, including exposed ceiling joists and rafters, and cottage style ledge and brace doors with Suffolk latches. The three bedroom centrally heated property has a wood-burning stove in a feature fire place, is steeped in character and is bound to appeal to a wide variety of potential purchasers seeking period charm together with a delightful allotment style garden with substantial workshop or hobby room accessed via a path shared with the next door neighbour.

The pretty Marches town of Clun has archaeological evidence of habitation from 5000 years ago in its museum, as you would expect the town has a rich history, Clun Castle, built on an ice age mound at a loop in the River Clun, dates from the 11th Century, Norman times, and the village was granted a town charter in the 14th Century, today it bestrides the River Clun which is crossed via the narrow stone built Packhorse Bridge. Ford Street is set on the northern banks of the River Clun, Ship House, on the corner of Ford Street used to be one of the towns pubs. Amenities within the town include a convenience store with post office, St. Georges Primary School, renowned for its nursery, and two pubs, the Sun Inn and the White Horse, St Georges Church was built during Norman times. There are festivals and carnivals , including the Green Man, Beer and Open Gardens Festivals together with an annual carnival. The Campaign For The Protection Of Rural England claims Clun is one of the most tranquil locations in the country.

## Canopy Porch



With pitched slate roof and scalloped shaped fascia boards

## Entrance Hall

The part glazed front door gives access to the hall which features tongue and groove panelled walls to both dado and full height, entrance to the Kitchen and a door to the Utility Room

## Utility Room/Boot room

With window to side and featuring built in floor mounted cupboards with butler sink and wooden worksurfaces with ceramic tiled splash backs, butler sink with mixer tap, wall mounted central heating programmer, brick tiled floor and pitched plastic roof, a door leads from the utility to a cupboard housing an oil tank, there is a door to the side providing access for filling.

## Kitchen diner 15' x 10' 7" (4.57m x 3.05m 2.13m)



A delightful cottage style kitchen featuring exposed beams to the ceiling, two windows to the front and fitted with attractive cream painted floor and wall mounted cabinets and drawers and deep pan drawers with cup handles and a tall cabinet housing an integrated fridge freezer, work surfaces with white one and a half bowl sink and mixer tap with ceramic tiled splash backs, built under electric oven with ceramic hob over. Stairs off to first floor and cottage style ledge and brace door with Suffolk latch to Reception Room.

## Reception Room 15' 5" x 11' 8" (4.57m 1.52m x 3.35m 2.44m)



A charming, cosy room with exposed beams to the ceiling and walls. The focal point of the room is provided by a wood burning stove set on a stone hearth in a painted brick surround with wooden mantle shelf. further features include double opening glazed doors to the side, wall light points and central heating radiator. Ledge and brace door with Suffolk latch door to built in storage cupboard.

## First floor landing



With exposed rafter and joist timbers to ceiling, skylight, hinged loft access hatch, central heating radiator. Cottage style ledge and brace cottage doors with Suffolk handles radiate off to three bedrooms and the bathroom

Bedroom One 12' 8" x 10' (3.66m 2.44m x 3.05m)



Ledge and brace cottage style door with Suffolk latch opens to bedroom One, window to front with exposed timber over, central heating radiator, exposed floor boards, built in wardrobe and cupboard housing hot water tank, character sloping eaves.

Bedroom Two 11' 1" x 6' 6" (3.35m 0.30m x 1.83m 1.83m)



Ledge and brace cottage style door with Suffolk latch opens to Bedroom Two, Window to side, exposed floor boards, central heating radiator, character sloping eaves.

Bedroom Three 9' 1" x 7' 10" (2.74m 0.30m x 2.13m 3.05m)



Ledge and brace cottage style door with Suffolk latch opens to Bedroom Three, Window to side, exposed floor boards, central heating radiator with cabinet cover, character sloping eaves

Bathroom



Cottage style ledge and brace door with Suffolk latch opens to the bathroom fitted with a matching coloured, cottage style, suite comprising panel bath with Triton Excite shower unit over pedestal wash hand basin and low flush w.c. ,ceramic wall tiling, tongue and groove wall panelling, character sloping eaves with skylight.

Workshop 14' 1" x 12' 10" (4.27m 0.30m x 3.66m 3.05m)



A substantial timber built workshop / hobby space with work benches, access door from the neighbours garden and door to the allotment garden

## Allotment garden



As is so often the case with period properties they evolve over time and the charming allotment garden of this property is accessed via a formal agreement with the neighbour, noted within the Title Deeds, SL107608, permitting access to a delightful, enclosed and private, but removed, allotment cottage style garden accessed via a path through the neighbours garden to a large workshop shed and beyond to a garden comprising of shaped well stocked herbaceous borders intertwined with winding stone covered paths with a shaped lawn to side. There are fence boundaries and to the rear a paved seating area.

### Services

We understand that the property has mains services comprising electricity, water and drainage, telephone and broadband to BT regulations. The central heating is oil fired.

### Tenure

We understand that the property is freehold. A formal agreement is in place for access across the neighbouring property to provide access to the Workshop and Allotment garden beyond.

### Local Authority

Shropshire. Heather Cottage, Ford Street, Clun, SY7 8LD as been in Council Tax Band B since 1st April 1993, Local Authority Reference Number 3157025050202000 Equivalent to Annual Council Tax Rate of £1,660.77 for Tax Year 2023/2024.

### EPC

The current EPC Certificate, Energy Rating E, certificate number 9190-4120-0022-6398-3073, is valid until 25th October 2033.

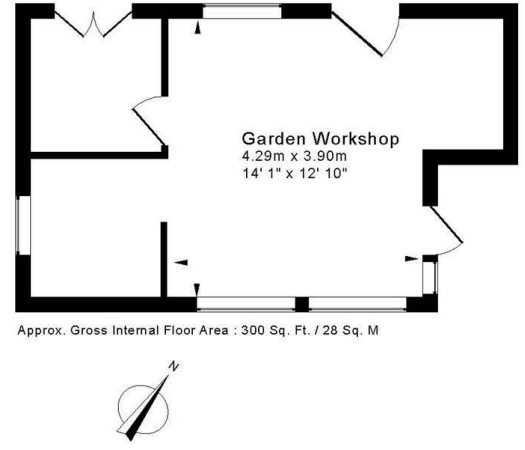
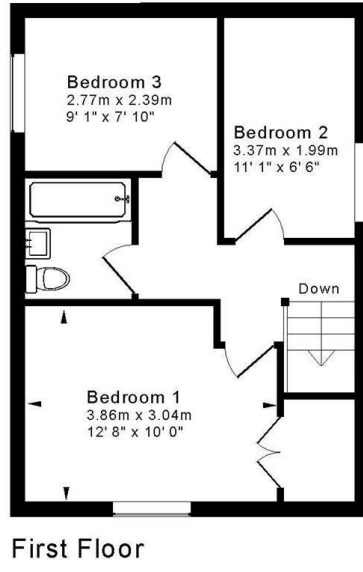
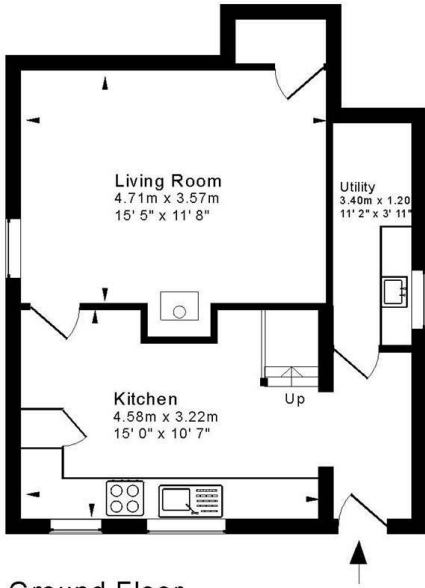
### Viewings

All viewing requests should be made via the sole agents Blocsphere Property Management on 03333 601601 or email at [sales@blocsphere.co.uk](mailto:sales@blocsphere.co.uk) .

### Virtual Tour

For our 3D immersive virtual tour please scroll to the hyperlink under the Brochures Heading on Rightmove.<https://my.matterport.com/show/?m=5z2G66YMss0>

# Floor Plan



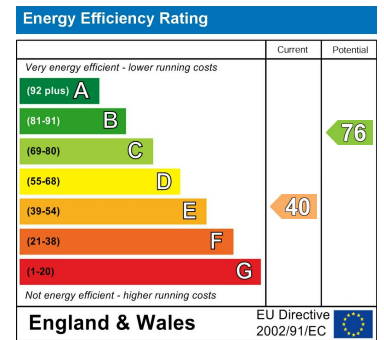
Approx. Gross Internal Floor Area : 860 Sq. Ft. / 80 Sq. M  
Plan Ref. 300-805j

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

# Area Map



# Energy Efficiency Graph



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