



# BLOCS PHERE

PROPERTY MANAGEMENT



## **The Old Post Office Mill Street, Craven Arms, SY7 8EN Offers in the region of £239,950**

The Old Post Office is a stone built, double fronted, extended, period, two double bedroom, two reception room, character cottage with an extended 17' 8" x 11' 5" kitchen and driveway parking. There is planning permission for further extension to create a further bedroom with en-suite overlooking the rear garden. It enjoys a prominent corner position opposite the Arbor Tree at the heart of this picturesque Marches village and is conveniently located for road and rail transport links.



## Introduction

Believed to have been built in the mid 19th Century of Granite or Whinstone stone the Old Post Office, an extended two double bedroom end terrace cottage, has further potential to be developed to include a third bedroom with en-suite on the first floor above the currently superbly spacious extended kitchen. The property has a prominent corner position at the heart of the attractive Marches village of Aston On Clun, approximately three miles to the west of the town of Craven Arms, via the B4368, it is well served as a rural community, Broome Station on the Heart of Wales Railway line is an eighth of a mile away and provides routes to Craven Arms, Church Stretton and Shrewsbury and Carmarthenshire, the Welsh Marches Line accessed at Craven Arms provides routes to Hereford and Cardiff to the south and northbound trains to Shrewsbury and beyond. the A49 at Craven Arms runs north to Bamber Bridge near the junction with the M6 and south to Ross on Wye and the B4368 also provides a route east to the west midlands conurbation. The Kangaroo Inn, in the village appears to be well regarded with good reviews and they say that they, "Pride themselves on fine ales and good pub grub", there is also a village hall. Nearby Craven Arms has a variety of amenities including a doctors surgery, a supermarket and garden centre, a One Stop convenience shop, takeaway restaurants and Stokesay Primary School. the area is well known for walking in the Shropshire Hills and other notable attractions include the Shropshire Hills Discovery Centre and Stokesay Castle, regarded as one of the best surviving examples of a medieval fortified house in the country.

## Front Garden



Approached via a gate from the pavement to a paved path leading to a flagstone patio with good size shaped lawn beyond with coniferous boundary to the pavement. Alongside the lawn is a stone built retained border of both evergreen and herbaceous plants, the patio is edged with coniferous plants.

## Porch and Entrance Hall

A stone built enclosed porch entrance with front door and slate roof opens to the hallway off which are doors to the living room and dining room.

## Living Room 18'9" x 11'10" (5.74m x 3.62m)



The generously proportioned living room features a beamed ceiling, a wide inglenook style fire place with stone hearth and beam over, there are windows to both front and side elevations. Stairs lead to the first floor and doorways to both utility room and kitchen.

## Dining Room 11'11" x 10'4" (3.64m x 3.15m)



A delightful and characterful room with both beamed wall and ceiling and window to front. Doors lead to the entrance hall and utility room.

## Kitchen 17'7" x 11'4" (5.38m x 3.47m)



Recently fitted by our carpenter client the kitchen is a stunning, superbly spacious and perhaps unexpected addition to this two bedroom cottage. The property has been extended into a former stone barn to the rear of the original cottage, so that the cottage now forms an 'L' shape to wrap around the corner as per our aerial photos, and now offers a wealth of storage in painted floor mounted cupboards with wood work surfaces, and is equipped with a large double bowl Belfast sink and mixer tap with rinse hose. A floor mounted combination oil fired central heating boiler provides central heating and hot water. Windows give views to the rear garden and driveway a part glazed door leads to the rear garden. A doorway leads to the glazed porch entrance to the side.



## Utility Room



An unexpected but most useful feature is the utility room, the former scullery, lined with floor mounted cupboards with wooden doors and work surfaces, ceramic tiled splashbacks, and storage shelving and equipped with a stainless steel sink with mixer tap. A window provides views over the rear garden.

Glazed Porch Entrance 15'5" x 5'5" (4.70m x 1.67m)



Set at the side of the property and constructed of timber and glazed this 'lean to' glazed porch entrance provides generous boot room storage and access from the kitchen to the front of the property.

## First Floor Landing and Study Area



The stair wall features both exposed stone and beams, stairs lead to a generous landing area that extends from the front to rear of the cottage and provides a study area with built in desk and full height storage to side and has a wide window

overlooking the rear garden. The landing has wooden balustrade to the staircase and doors to bedrooms one and two and the bathroom.

Bedroom One 11'6" x 8'11" (3.51m x 2.73m)



A characterful double bedroom with sloping eaves and window overlooking the front garden.

Bedroom Two 12'7" x 8'5" (3.85m x 2.59m)



A further characterful double bedroom with sloping eaves and window overlooking the front garden.

## Bathroom



Fitted with a white three piece suite comprising panel bath with ceramic tiled splash backs, glazed shower screen and electric shower, low flush w.c. and wash hand basin.

## Rear Garden



Accessed from the rear door from the kitchen or the driveway the rear garden comprises a paved patio area with raised lawned garden accessed via two steps and lined with a hedge and fence boundary. To the rear of the garden is a substantial garden shed with oil tank to side. The driveway is gravelled and provides space for two vehicles. Neighbours have the right to ask for permission to use the driveway access to restock oil tanks.

## Planning Permission

The Planning Permission, 23/00003/FUL, Decision Notice dated 16th February 2023, viewable in full at the viewing planning applications page on the shropshire.gov.uk website permits the conversion of the first floor of the barn, over and above the kitchen, to additional habitable accommodation; re-roofing and replacement of existing conservatory. This is a resubmission as the original application also included raising the level of the roof. The plans as drawn are for a bedroom with en-suite accessed via the existing or current study area of the landing.

## Tenure

The property is understood to be Freehold

## Local Landmarks



Across the road from The Old Post Office a brook tributary to the River Clun runs parallel to Mill Street and passes under an attractive bridge with two arches alongside which stands a public telephone box. A notable feature of the position of the cottage at the heart of the village are the landmarks which include, standing alongside the memorial, an Arbor Tree which is festooned with flags. A tree dressing celebration and ceremony takes place on the last Sunday in May. Nearby Stokesay Castle is regarded as one of the finest examples of a fortified Medieval house in the country.

## Aerial Views



Aerial views of the property demonstrate the curtilage, the extent of the accommodation and the size of the gardens.

## EPC

## Services

Electricity, water and mains drainage services are connected, the central heating is fuelled by oil from a tank in the garden

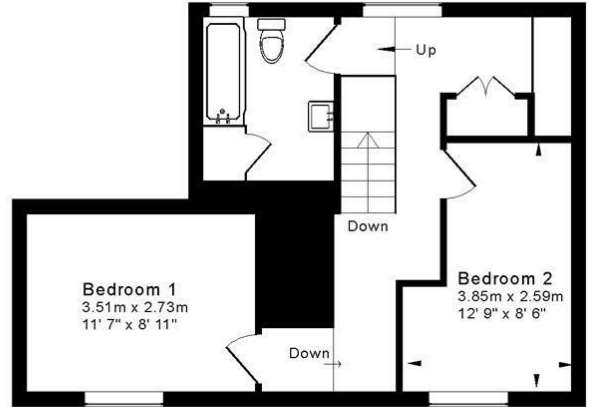
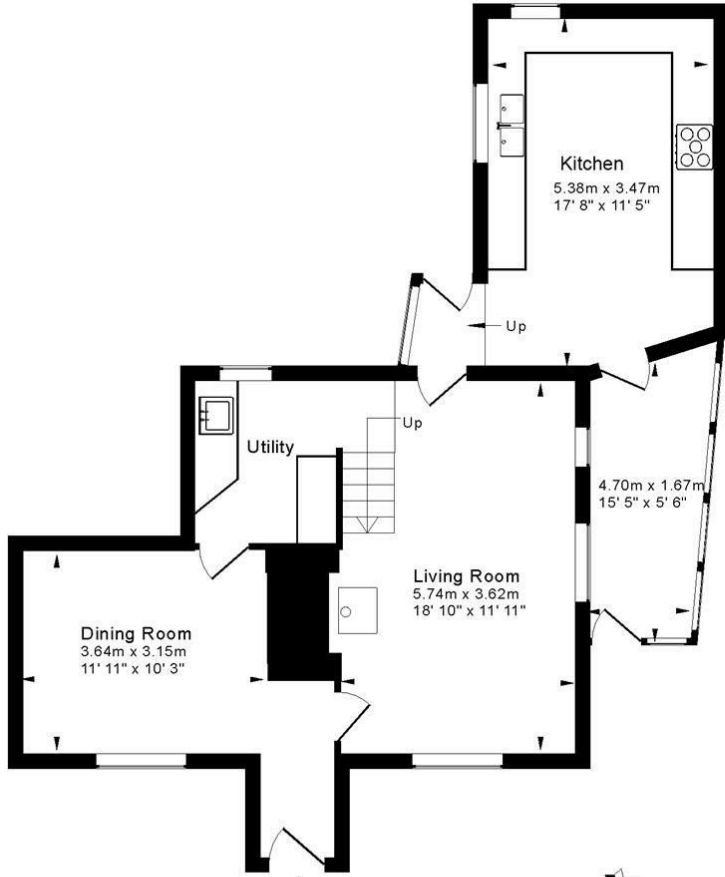
## Local Authority

The Local Authority is Shropshire. The property is in Council Tax Band D and for the Council Tax Year 2023/2024 the amount payable is £2,075.04

## Viewing arrangements

Accompanied viewings are arranged by prior appointment with the agents 03333 601 601 or sales@bloosphere.co.uk

# Floor Plan



## Ground Floor

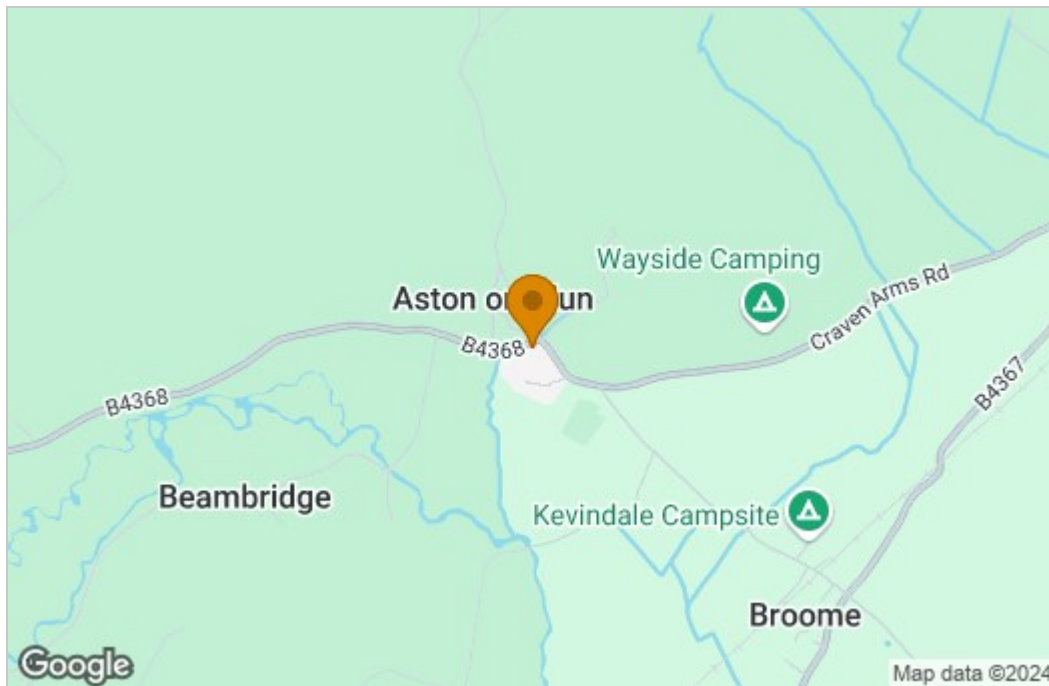
Approx. Gross Internal Floor Area : 1,215 Sq. Ft. / 113 Sq. M  
Includes Conservatories, Garages, Porches etc.  
Plan Ref. 300-799j

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.



## First Floor

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	47	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.