



1 Clunside, High Street, Clun, Craven Arms, SY7 8JB  
Price £145,000

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# 1 Clunside High Street Clun, Craven Arms

A charming end terrace house in the sought after town of Clun, which is surrounded by the beautiful rolling South Shropshire hills. To purchase this property you will need a Shropshire Connection.

- Lovely village location
- End of terrace house
- Two bedrooms
- Reception/dining room
- Semi-open plan kitchen
- Shower room
- Downstairs WC
- Rear garden
- Off street parking

## Material Information

**Price** £145,000

**Tenure:** Leasehold

**Local Authority:** shropshire

**Council Tax:** D

**EPC:** (null)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

A charming end terrace house in the sought after town of Clun, which is surrounded by the beautiful rolling South Shropshire hills.

## Description

Coming through the front door you enter a welcoming hallway with stairs ahead of you leading to the first floor. Turning to your right there is a lovely kitchen with a range of base and wall units and a black slate tiled floor. There is a built in electric oven, hob, extractor and fridge/freezer with space for a washing machine. The kitchen is semi-open plan to the spacious reception/dining room which has a wood laminate floor and full width windows overlooking the rear garden. There is a door leading back into the entrance hallway where there is also an under stairs cloakroom.

To the first floor, the spacious master bedroom is to the rear of the property with the most amazing southerly views to the landscape and hills beyond. The second bedroom is to the front of the house and there is a shower room in the middle of the property with a double sized enclosure.

## Garden

The rear garden is mostly laid to lawn, enclosed with timber fencing and has a small patio and timber shed. There is a rear gate for access to the parking behind the property which can accommodate two vehicles. The property also has a small roadside front garden.

## Services

Mains gas, electricity and water/sewerage.

Shropshire County Council – Band D

## Agent's Note

The property is being sold on a Leasehold basis. The lease term is 99 years (commenced in 2004) and the service charge is £305.16 (2021/2022) which includes public liability and maintenance of the communal areas. There is a restriction on who can purchase the property and there needs to be a Shropshire connection. The property is sold with Shared Ownership of 5% belonging to Connexus which comes with a charge of £26 per calendar month rent being due.

## Location

The property sits in the small town of Clun surrounded by beautiful Shropshire countryside. Clun is a desirable area and well serviced, with facilities in the town including small shops, public houses, Doctor's surgery, church, primary school. Many think of Clun as a village, but it has the distinction of being granted a very early town charter in the 14th century. It was also mentioned in the Domesday Book and there is archaeological evidence of habitation back as far as 5000 years ago with Neolithic and Bronze Age tools on display in the town's museum. Overlooking the town is the ruined Borderland castle, perched high on two ice age mounds with the River Clun running past it, makes a scenic picnic spot. Clun is located in the Shropshire's Area of Outstanding Natural Beauty and draws many visitors to the town to enjoy its hospitality, wonderful walking and scenery. The town has some local shops and amenities and a primary school but more extensive shopping is available in Knighton, Bishops Castle, Craven Arms and Ludlow and train stations on the Heart of Wales train line which links the west coast of Wales, mid Wales and English mainlines is located at Knighton, Bucknell, Hopton Heath and Craven Arms.

## DIRECTIONS

Leaving Ludlow take the A49 northwards. As you enter Craven Arms, take the first exit off the roundabout onto the B4368 to Clun. Follow this road for approx. 8.6 miles and as you enter Clun the property is on your left hand side just after you have passed the the Clun Methodist Chapel.





