



Mardu Cottage & Luxury Holiday Cabins
Clun, Craven Arms SY7 8QG

Price
£1,650,000

COBB
AMOS

Introduction

To live in a wonderful stone built four bedroom cottage which has been refurbished to the highest standard surrounded by the most breath taking scenery in a designated Area of Outstanding Natural Beauty. Then add to this a thriving luxury award winning glamping business in one of the quietest places in the UK that is also noted for its dark skies it is truly what dreams are made of and Mardu Cottage and Offa's Pitch Glamping offer you this opportunity.

This wonderful stone built cottage is offered to the market in move in condition, with four bedrooms, two bathrooms and three reception rooms, together with a bespoke hand-made kitchen, all you need to do is add your furniture.

- Successful Glamping business
 - Stone built cottage
- Four bedroom to main dwelling
 - Bespoke handmade kitchen
 - Pretty manicured garden
- Situated in an Area of Natural Beauty



Location

Clun is a popular vibrant (very small) town community nestled on the English/Welsh border in a designated area of outstanding natural beauty in the Shropshire Hills. Clun is divided in two by the 15th century Packhorse Bridge, which crosses over the Clun river and also has the remains of a Norman castle. Clun has a range of services to include a convenience store, two coffee shops, OFSTED good primary school, surgery, post office, community centre with a long established toddler's club, children's playground, two pubs and a garage. There are comprehensive sporting facilities within easy reach at both Bishop's Castle and Ludlow and plentiful thriving clubs and associations.

From Clun there is easy access to the train stations of Ludlow and Craven Arms from which access to Cardiff, London, Birmingham and Manchester is possible. There are a range of excellent day, flexi- and full boarding preparatory and public schools all within easy reach.

Services

Mains electricity is connected.
Heating, drainage and water TBC

Shropshire Council Tax Band E

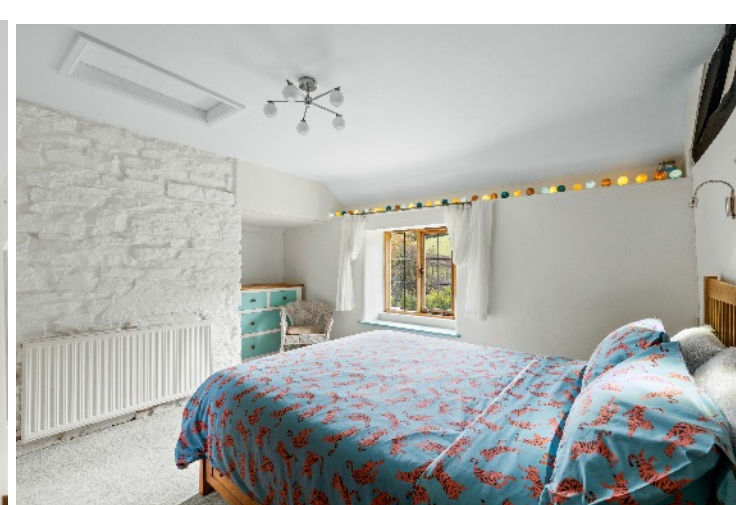
Property Description

Enter the property at the front through the oak framed entrance porch, an ideal place for wet coats and wellies from there open the door into a welcoming dining hall, with karndean, herringbone flooring and a large stone built fire place with quarry hearth, this fireplace can be easily re-opened to take either a wood burning stove, or large log fire. The stone inglenook has an oak mantle and the ceiling is heavily beamed. There is a built in display cabinet to the side of the inglenook and the room has a wonderful country farmhouse feeling. From the dining room, there are a further four doors, one leads to the sun room which is located to the side of the house, this is a quiet room for reflection, or enjoying a book, whilst being surrounded by the magnificent countryside and garden, which are all visible through the picture windows, to the side and front aspect, the half vaulted ceiling offers further Velux windows. The utility room is also accessed off the dining hall and it is here that the wet dogs and all the laundry equipment is hidden, with a further door leading to the rear of the property. The Kitchen has a range of handmade bespoke kitchen units, with curved cabinets, deep pan drawers and a double Belfast sink. The wall cabinets are in a contrasting colour and add space for the microwave. Halogen hob with modern push back extractor and built in double oven. Room for a table and chairs. The inset lighting together with the natural light pouring into the kitchen from the triple aspect windows, making washing up a dream as you look over your garden. Karndean flooring once again is the finishing touch to this kitchen.



The main drawing room is located on the left of the dining hall and has a beamed ceiling and offers views from every window, the large stone built inglenook with bread oven to the side, houses a welcoming wood-burning stove and once again the herringbone Karndean flooring. Running a business requires a large and spacious office, which is found off the drawing room and is a modern addition, which has been tastefully done to reflect the older style and symmetry of the stone farmhouse, with beamed ceiling and casement doors leading to the front of the property. The hallway, with downstairs cloak room and stairs rising to the first floor is situated off the dining hall and has a large under stairs cupboard. At the half way point of the staircase is a window offering natural light. Upstairs there are three double bedrooms, the master bedroom, has the benefit of an en-suite bathroom, there is a further family bathroom. Bedroom four also a double is currently used to house the linen and bedding etc. needed for the thriving business.





Garden

The private gardens are a delight and offer, a trickling waterfall with a bubbling stream that starts from a nearby spring at the rear of the garden with a seating platform overlooking them. This area is planted with bluebells and other wild flowers and is adjacent to a small brick built building once used as a piggery. Coming towards the cottage you pass through a small fruit orchard where mistletoe is growing on the low branches of the apple trees as the the brook continues to wind its way. This delightful mature garden has an abundance of herbaceous plants and large shrubs enclosed by a wealth of large native trees melding into the open countryside. Pathways meander through the lawns with seating positioned to provide the most dramatic views of the surrounding Shropshire Hills. Everything you need to enable you at the end of the day to sit and sip on a chilled glass of wine, or wrap yourself up in the winter and hold a cup of warm coffee in your hands.

Kitchen Garden

Across the lane in the paddock is the kitchen garden with several raised beds and a greenhouse and a variety of soft fruit bushes.

Garage, Parking and Outbuildings

The driveway leads to a large single garage and separate workshop and offers parking for at least five cars. Adjacent to the garage there are several open faced wood stores, compost bins and a further garden shed for storage.



Glamping Units

The cabins are all bespoke built using only the highest quality materials, fixtures and fittings. Each is very different in its design with unique features that attract staying guests. Each one is sited in its own paddock providing seclusion and privacy for couples. Having started with one cabin, this relatively young profitable business is in its sixth season and given that the latest luxury cabin, Wild Honey Hyde has only just come online this summer, there is still plenty of room for future growth. Offa's Pitch has been featured on national TV and the Sunday Times as the best of UK luxury glamping, and all of the cabins have received Gold standard awards from Visit England annually for accommodation excellence.

- Individual Norwegian wood burning hot tubs
 - Individually designed units
 - Each cabin sleeps two
 - Countryside views
 - Tranquil location
- Walks onto the famous Offas Dyke path



Offas Pitch

The first of the three cabins, is designed to look like a beautiful large tent, pitched in the open countryside and built by a local Welsh oak frame company. The internal design is retro-scandi with clean lines and oak beams throughout the unit, offering vaulted ceilings and curved archways. The centre of the Pitch offers a welcoming lounge area, with space for a dining table and chairs along with a comfortable sofa. This area leads into a kitchen, in duck egg blue to open touch units, with pan drawers, under-counter oven and a central oak island. Casement doors lead you onto the welcoming patio. The bedroom and shower room are found at the opposite end accommodating built in drawers, holding plenty of storage space for guests. The front raised entrance pergola offers space to put muddy boots after a long walk in the open countryside. To the side of the cabin is a raised patio and seating area with a private wood-burning Norwegian hot tub where guests can sit in this dark-sky location and stargaze.

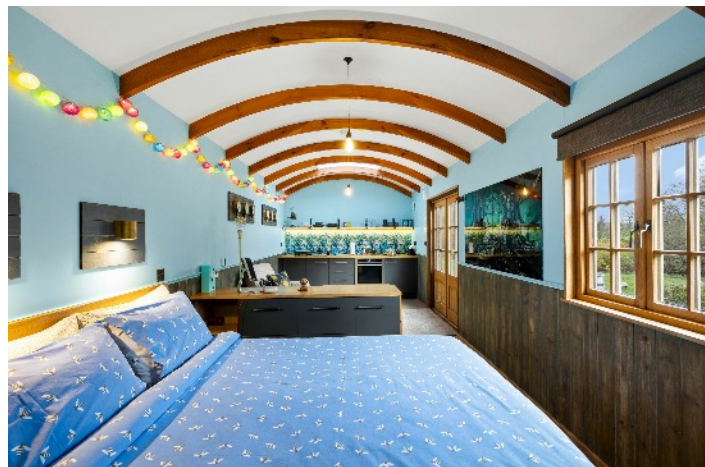


Wild Honey Hyde

Situated in its own plot, with a private gate leading from the lane, this beautiful cabin is styled like a shepherds hut but built larger to provide a more comfortable living space. The exterior is clad in English Elm that continues to age to a natural silvery grey colour. Aether's Tilt interior design is industrial steampunk with bespoke wall art, splash back and shower room mirror complemented by industrial lighting and fittings. The outside space again includes a Norwegian wood burning hot tub to relax in and enjoy the wonderful views over the pastureland and hills beyond. In this space guests can sit back and relax in the private setting.

Aethers Tilt

Situated in its own plot, with a private gate leading from the lane, this beautiful cabin is styled like a shepherds hut but built larger to provide a more comfortable living space. The exterior is clad in English Elm that continues to age to a natural silvery grey colour. Aether's Tilt interior design is industrial steampunk with bespoke wall art, splash back and shower room mirror complemented by industrial lighting and fittings. The outside space again includes a Norwegian wood burning hot tub to relax in and enjoy the wonderful views over the pastureland and hills beyond. In this space guests can sit back and relax in the private setting.



Approx. Gross Internal Floor Area

Main House = 2084 sq. ft / 139.72 sq. M

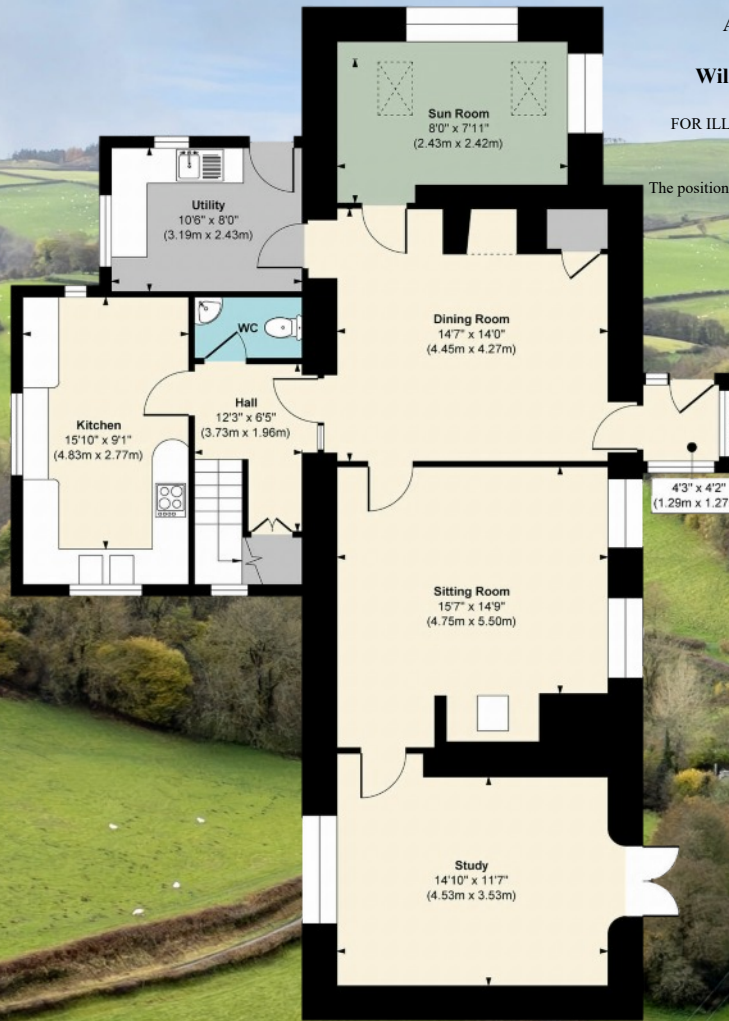
Offa's Pitch = 584 sq. ft / 54.27 sq. M

Aethers Tilt = 230 sq. Ft / 21.41 sq. M

Wild Honey Hyde = 305 sq. Ft / 28.38 sq. M

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

The position & size of the doors, windows, appliances and other features are approximate only.



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