



Willowfield, Craven Arms, SY7 0HP
Offers Over £425,000

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Willowfield, Craven Arms

Sitting in the heart of the picturesque Shropshire countryside, Willowfield is a charming, detached property offering the perfect combination of rural tranquility and modern comfort. Situated near the peaceful village of Clunton, just a short distance from the vibrant market town of Craven Arms, this delightful family home boasts extensive gardens and grounds, generous living spaces, and stunning views of the surrounding rolling hills.

Willowfield is located in Clunton, a charming rural village offering a peaceful setting, ideal for countryside walks, outdoor pursuits, and those seeking an idyllic rural lifestyle. The property is just over 5 miles from the market town of Craven Arms, which offers a variety of local amenities, including supermarkets, independent shops, cafes, and schools. The area is well-connected by road and rail, with the A49 providing access to larger towns such as Ludlow and Shrewsbury.

FEATURES

- Detached 2-Bedroom Bungalow
- Well Presented Throughout
- Sitting Room, Two Conservatories
- Stunning Countryside Views
- Private Driveway, Ample Off-Road Parking
- Land Extending to Approx 1.42 Acres
- Viewing Essential

Material Information

Offers Over £425,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: C

EPC: E (51)

For more material information visit www.cobbamos.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Introduction

Willowfield offers an exceptional opportunity to acquire a well-presented rural home in one of Shropshire's most scenic locations. Perfect for families or those looking for a peaceful retreat with easy access to amenities.

This beautifully presented bungalow offers spacious single-level living with a blend of traditional charm and modern comforts. Set in a peaceful rural location, Willowfield provides the ideal home for those seeking convenience and tranquility, with well-appointed rooms and an expansive garden and grounds.

Property Description

The bungalow features a light and airy hallway, providing access to all main living areas. Finished with neutral décor, the hallway sets the tone for the rest of the property.

A spacious and bright living area has a window to front aspect, allowing for plenty of natural light. The room offers ample space for relaxation and features a fireplace as a central focal point, perfect for cozy colder months. Views across the garden and countryside can be enjoyed from this comfortable room.

The kitchen is well-equipped with a range of fitted units, integrated appliances, and plenty of worktop space. It opens into a conservatory which can be used as a dining area, offering a practical and sociable space for family meals and entertaining guests. Large windows overlook the garden, providing a pleasant outlook while dining or sitting.

Adjoining the sitting room, the sun room is lovely and light with direct access to

the front garden. This practical space is an extension to the living area via double doors.

Master Bedroom - A generous double bedroom with large windows framing views of the surrounding countryside. This serene room provides a peaceful retreat and offers ample space for additional furnishings.

Bedroom 2 - Another well-proportioned double bedroom, this room also benefits from beautiful garden views and could serve as a guest room, home office, or hobby room.

A modern bathroom suite featuring a bathtub with shower overhead, a washbasin, and a W.C. is tastefully finished, this room provides a comfortable space for daily routines.

Outside

The bungalow sits within a generous plot, surrounded by well-maintained gardens with mature trees, shrubs, and a lawn area. There is a patio space is perfect for outdoor dining or simply enjoying the peaceful setting. The property benefits from ample off-road parking via a private driveway with further land adjacent to the property. The grounds at Willowfield extend to approximately 1.42 acres.

Services

We understand the property benefits from mains electricity, mains water, private drainage, electric heating, windows are double glazed.

Broadband Speeds

Estimated Speeds - Basic: 12Mbps | Ultrafast: 1000 Mbps





Local Authority
Shropshire Council

Council Tax Band: C

Tenure

We understand the property is freehold.

Identity Checks

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £12 + VAT per purchaser, in order for us to carry out our due diligence.

Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874 450 Email: ludlow@cobbamos.com



DIRECTIONS

From Ludlow, proceed North towards Craven Arms. Upon entering Craven Arms, turn left at the first roundabout onto the Clun Road. Follow this road for approximately 6 miles, as you approach the village of Clunton, you will see a green sign on the right for 'The Crown Inn', Willowfield is the next property on the right.





Ground Floor

Approx. 99.0 sq. metres (1066.1 sq. feet)



Total area: approx. 99.0 sq. metres (1066.1 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

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.

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