



Hope Cottage, 6, The Green, Clun, SY7 8NX
Auction Guide £195,000

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Hope Cottage, 6, The Green Clun

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £195,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

FEATURES

- Charming Period Cottage
- Countryside Location
- Spacious 3-Bedroom Home
- 2 Receptions, Newly Fitted Bathroom
- uPVC Double Glazing
- Separate and Rear Garden (2 Plots)
- Single Garage and Off-Road Parking
- Near Town Centre Location
- No Onward Chain

Material Information

Auction Guide £195,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: New Build

EPC: G (8)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	8 G	

Introduction

Hope Cottage is a charming, quintessentially British property located on the fringe of the picturesque village of Clun, in the heart of Shropshire's rolling countryside. This delightful three-bedroom cottage offers a rare blend of character, comfort, and tranquility, making it an ideal bolthole or permanent residence.

Clun is a sought-after village known for its vibrant community, historical significance, and beautiful walking trails. Located approximately 8 miles from Craven Arms, the village enjoys excellent connectivity while offering an escape from urban life.

Property Description

As you approach Hope Cottage you are welcomed by a front porch, ideal for boots and shoes. from the open hall, Immediately to the right is the first of two reception rooms, the lounge is a warm and inviting space with a feature fireplace, inset wood burner and lots of natural light from a large window overlooking the front aspect. Being full of character, this room also features exposed wall and ceiling timbers and parquet flooring. The second reception room offers a dining area in keeping with the property's charm, fitted with a wood burning stove and quarry tile flooring, the open-plan arrangement flows into the kitchen / breakfast room. Fitted with traditional units, with planned space for appliances, and views over the garden, the kitchen is a practical area with door to rear patio and garden. The adjacent cloakroom / utility has a W.C. and offers space and plumbing for washing machine.

Stairs ascend from the hall to the first floor, a spacious master bedroom benefits from built-in wardrobes and views over the surrounding countryside. A second bedroom has been newly decorated, perfect as a guest room or home office, bedroom three has a feature fireplace and benefits from countryside views to front. All bedrooms share access to a newly fitted and stylishly finished bathroom, with a suite in white comprising bathtub with shower over, pedestal wash hand basin and W.C.

Outside

The property has a private rear garden with a patio area for al fresco dining abutting the house, mature flower beds, and a lawn bordered by hedges and fencing. To the front, block paving forms a path to the property with an area laid to lawn enclosed by stone walls. A further plot opposite the property extends to 0.08 acres including a storage shed, single garage and block paved parking area for multiple vehicles.

Location

Situated on The Green, just a short distance from local amenities, including the village shop, cafes, pubs, and the historic castle. Clun is part of the National Landscapes (formerly the Shropshire Hills Area of Outstanding Natural Beauty), offering endless opportunities for outdoor pursuits such as

walking, cycling, and bird watching.

The nearby town of Craven Arms provides additional amenities, including supermarkets, restaurants, and a railway station with connections to larger towns and cities.

Auction information

Pattinson Auction are working in Partnership with COBB AMOS on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with COBB AMOS.

The property is available to be viewed strictly by appointment only via COBB AMOS or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both COBB AMOS and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

Services

We understand that mains electricity, mains water and mains drainage are connected. Gas (LPG, bottles in a cabinet in rear garden) central heating, cast iron stoves in Living Room and Dining Room, windows are double glazed.

Broadband Speeds

Estimated Broadband Speeds: - Basic 17 Mbps | Superfast 52 Mbps

Local Authority

Shropshire Council

Council Tax Band: Rate Not Available Yet





Tenure

We understand the property is freehold.

Flood Risk

Rivers and the sea: No risk.

Agents Note

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 £24 Inc. 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

As you enter Clun on the B4368 from the Craven Arms direction, pass the Clun signs with 40mph signs on both sides of the road. The Green is approximately 150m on the right hand side of the road.





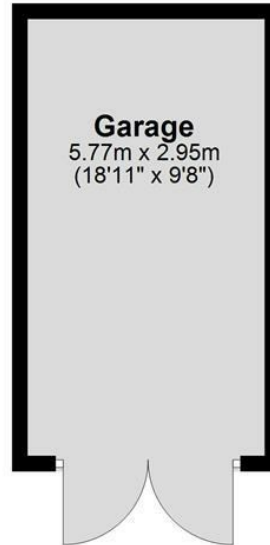
Ground Floor

Approx. 62.2 sq. metres (669.0 sq. feet)



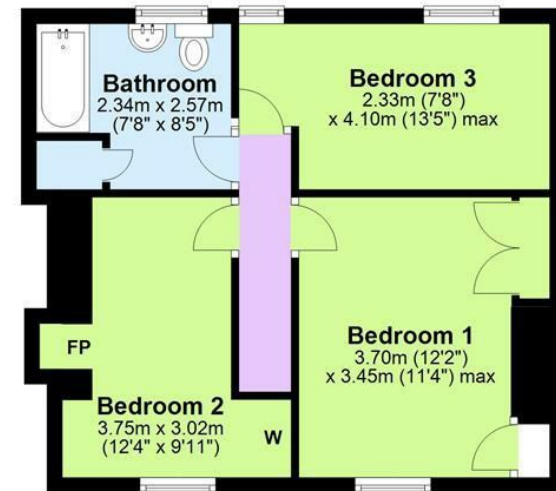
Garage

5.77m x 2.95m
(18'11" x 9'8")



First Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



Total area: approx. 103.0 sq. metres (1108.5 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.

COBB AMOS

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