



1, Mill Road, Newcastle-on-Clun, SY7 8QP
Offers In The Region Of £260,000

COBB
AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

1, Mill Road Newcastle-on-Clun

A well presented three-bedroom mid-terrace home, set in the peaceful and sought-after village of Newcastle-on-Clun, approximately 12 miles from Craven Arms. Recently updated, including new carpets and requiring some further modernisation, this charming property offers spacious accommodation, a large gravel driveway, and a private rear garden, all surrounded by the scenic beauty of the Shropshire Hills.

Ideal for first-time buyers, families, investors, or anyone seeking a peaceful rural lifestyle in the beautiful South Shropshire countryside. The property enjoys uninterrupted views over the village green, ensuring its charm and outlook remain unchanged for years to come.

FEATURES

- Well-Presented Three-Bedroom House
- Light and Spacious Living Room
- Traditional Kitchen with Dining Area
- Conservatory and Cloakroom
- Family Bathroom
- Peaceful Village Setting
- Attractive Front Garden and Private Rear Space
- Large Gravel Driveway with Off-Road Parking
- No Onward Chain

Material Information

Offers In The Region Of £260,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: C

EPC: D (56)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

1 Mill Road sits in a quiet and friendly community in the village of Newcastle, with nearby amenities in Clun and Craven Arms. Surrounded by the rolling hills and lush countryside of the Shropshire Hills National Landscape (formerly Shropshire Hills Area of Outstanding Natural Beauty), it's a haven for walkers, cyclists, and nature lovers.

Property Description

This charming property is accessed via a front door with canopy over, the generous reception hallway has stairs to first floor and door into the welcoming lounge. Boasting a feature fireplace, the lounge has dual aspect windows providing ample natural light. The kitchen/diner offers space for table and chairs, featuring traditional cabinetry, integrated oven and ceramic hob, range stove and built-in cupboards and door to conservatory. With French doors and large windows to the rear garden, this versatile space also includes access to a cloakroom featuring W.C. and corner wash basin.

Upstairs are three generous bedrooms, each with neutral décor, and a family bathroom comprising bath, W.C. and pedestal wash basin.

Location

Situated on Mill Road in the tranquil village of Newcastle, this home is surrounded by open countryside, walking trails, and a warm local community. There is a local community public house, the

town of Clun is just a short drive away offering a convenience store, independent shops, café's, public houses and essential services. Craven Arms is approximately 12 miles away, benefitting from a large supermarket, a mainline train station, and other essential amenities. The historic town of Ludlow is also within easy reach.

Outside & Grounds

The rear garden is a peaceful retreat with mature planting, a paved patio for outdoor dining, being enclosed, it is ideal for children or pets. A gravel driveway to the front provides off-road parking with an area laid to lawn, with herbaceous borders and wall to front and side.

Services

We understand the property benefits from connections to mains water, electricity, and drainage. A Rayburn with back boiler serves the domestic hot water system, and double glazing is installed throughout.

Broadband Speeds

Estimated Broadband Speeds - Basic 1 Mbps | Superfast 80 Mbps

Flood Risk

Rivers and the sea: Very low.

Local Authority

Shropshire Council
Council Tax band: C

Tenure

We understand the property is Freehold.





Viewing Arrangements

Don't miss out on this charming property, please contact us for further details or to arrange a viewing. Cobb Amos, Ludlow: - Tel: 01584 874 450

Email: ludlow@cobbamos.com

Agents Note

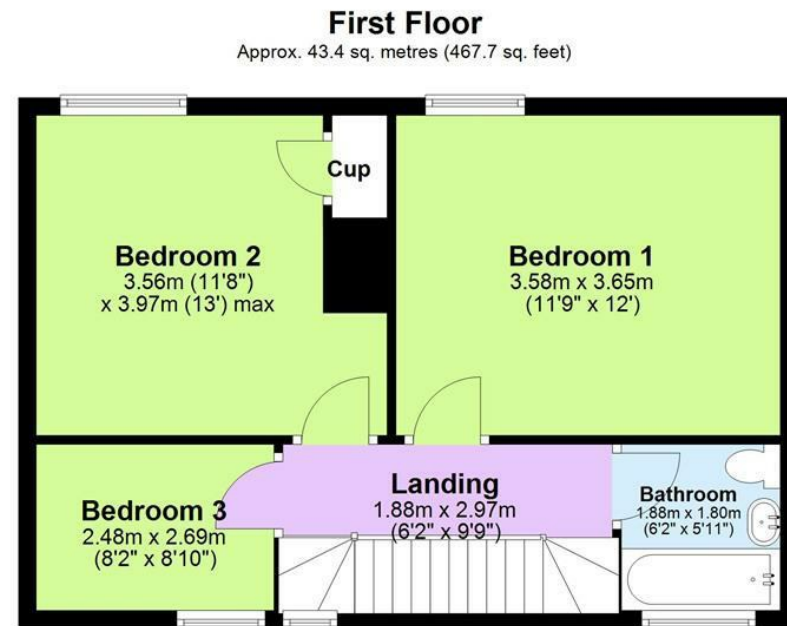
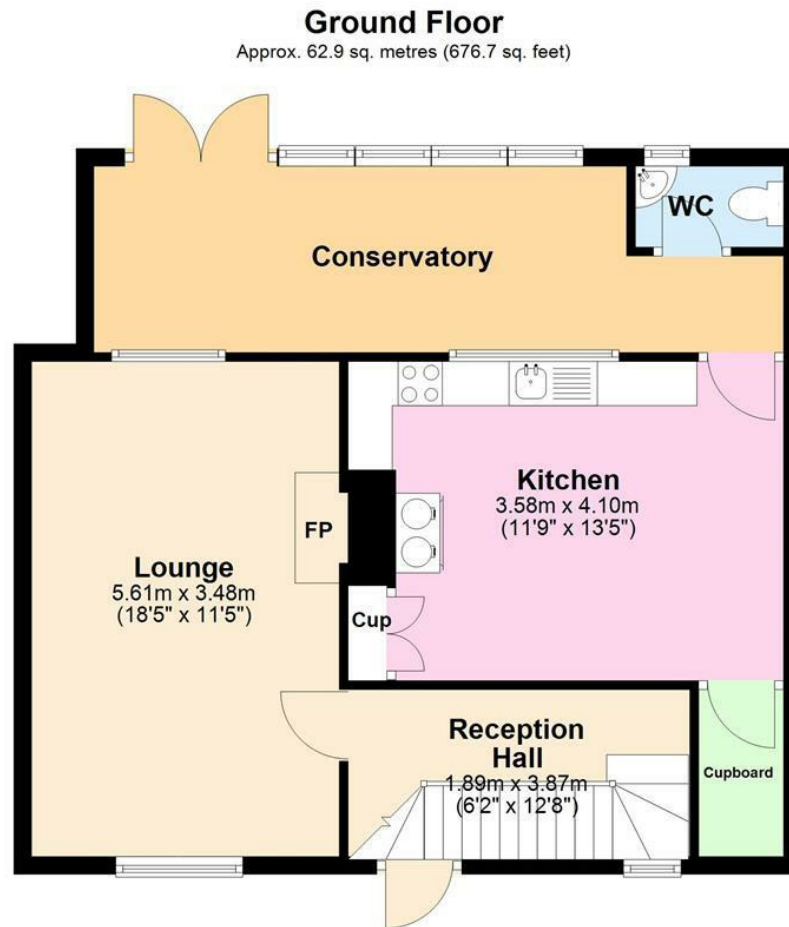
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of 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.

DIRECTIONS

We recommend using What3Words, navigate to: - [///gratitude.icons.marathons](https://www.what3words.com////gratitude.icons.marathons)







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

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007
hereford@cobbamos.com
14 King Street, Hereford, HR4 9BW

Ludlow

Telephone: 01584 874450
ludlow@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Lettings

Telephone: 01432 266007
lettings@cobbamos.com
14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310
leominster@cobbamos.com
5 Broad Street, Leominster, HR6 8BS

Knighton

Telephone: 01547 529907
knighton@cobbamos.com
22 Broad Street, Knighton, LD7 1BL

Land & New Homes

Telephone: 01584 700648
landandnewhomes@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Head Office

Telephone: 01568 605300
hello@cobbamos.com accounts@cobbamos.com
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS



www.cobbamos.com