



SAMUEL WOOD



Clunbury Hall Farm

Clunbury, Craven Arms, Shropshire, SY7 0HG

£2,250 Per Month



A versatile farmhouse with space for an office. Set in a beautiful countryside but only 10 min from amenities and road/rail links. Commercial building available by separate negotiations.



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- Versatile home and business space
- Five spacious double bedrooms
- Semi-separate office with separate access
- Large driveway and garage parking
- Generous gardens with countryside views
- Easy access to A49 and mainline train station

Spacious property with wealth of character and a great opportunity for working from home / running your own business with semi-separate office area and garage.

Access and use of a commercial building is also available under a separate negotiation.

The ground floor of the main house has a stone porch, large entrance hallway, sitting room with inset fire place, dining room with feature fire place, kitchen with separate utility room and downstairs toilets. From the kitchen, stable door provide access to the semi-separate part of the house with boot room, downstairs toilet and separate staircase to the first floor office/study. There is also a door to the cellar and a back door from the boot room provides access to the commercial building.

Frist floor comprises three double bedrooms and family bathroom. Master bedroom comes with a dressing room. The top floor has further two double bedrooms with a separate bathroom with a walk in shower.

The property is approached via the impressive drive lined with mature trees opening onto a gravelled area at the front of the house with parking for several vehicles and a garage. The commercial building is located at the back of the property. There is a generous private garden with views across the surrounding countryside.

Clunbury village is only 10 min from a trunk road A49, train station on the main line Cardiff-Manchester (with connection to London via Birmingham) and amenities like supermarket and leisure centre.

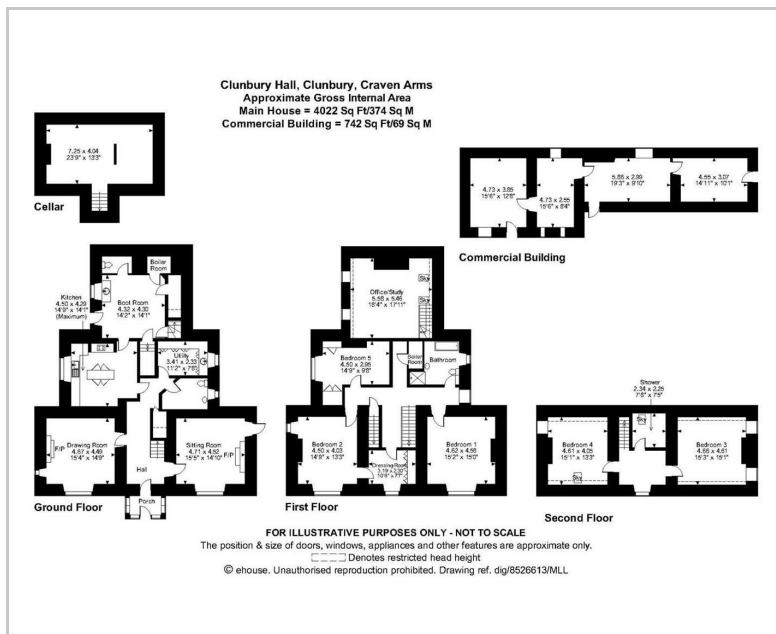
(Please note that the mains water is supplied by the farm and the tenant will be billed for the water by the farm).

Directions

Once you take turn into Clunbury village from B4368, please follow the road through the small bridge over River Kemp and into the village. Carry on through the village until you come to a junction and turn left (road marked as unsuitable for heavy goods vehicles). Follow the road for about 130 yards. As you drive along the lane, you will pass several other driveways on the left and right. After a short while, you'll come to a point where there are two driveways side by side to your left.

Important: The first driveway on the left has a wide wooden gate across it. Do not turn here. Instead, take the second driveway, which is immediately to the right of the gated one. This second turn has metal gate (permanently open) and is slightly narrower, running along the edge of some bushes and open countryside. Drive to the end of the lane and the house will be on your right.

Area Map



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

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