



 SAMUEL WOOD



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3 Gunridge, Clunton, Craven Arms, Shropshire, SY7 0HX
Offers In The Region Of £487,500



3 Gunridge

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- Three Bedroom Detached House
- Substantial Rear Garden
- 7 Miles To Craven Arms
- Lovely Country Views
- Oil Fired Central Heating
- 8 Miles To Bishops Castle

Samuel Wood are delighted to present No. 3 Gunridge, a spacious 3 bedroom home amidst gorgeous rural surroundings near the village of Clunton, a small village nestled in the picturesque Clun Valley. The area is designated as outstanding natural beauty and is a popular location with walkers and cyclists.

Clunton is a tranquil village and has a friendly community, the village comprises of residential homes and farms, surrounded by open farmland, local amenities include a traditional pub, The Crown Inn and St. Mary's Church. Viewing of this lovely 3 bedroom home is highly recommended, EPC E.



Located in a delightful south Shropshire village, the accommodation briefly comprises of Lounge, Kitchen/Diner, Utility Room, 2 Conservatories, Sun Room/Workshop, 3 Bedrooms, 1 En-Suite and a House Bathroom.

Entrance

Access to the property through double doors into

Conservatory 10'10" x 9'4" (3.31 x 2.87)

A low wall conservatory with double glazed windows in painted wooden casement, a door leads to

Utility Room 5'4" x 5'0" (1.65 x 1.53)

Having a Belfast sink, W.C., wash hand basin in white, with space and plumbing for washing machine and window to rear aspect. A timber/glazed panel internal door leads to

Kitchen/Diner 16'5" x 12'10" (5.01 x 3.93)

This light and spacious kitchen has a range of matching base units, wall units with heat resistant work surface inset with bowl and a half sink unit with drainer and mixer tap. A small island and fitted glazed dresser unit complete this well fitted kitchen, a rustic timber ledged door leads to



Living Room 22'9" x 13'6" (6.95 x 4.14)

Having feature fireplace with exposed stone, timber beam and brick hearth. This open fire with canopy over is the centrepiece of this generously sized living room. With character ceiling beams, wall lights and two large double glazed uPVC windows to front aspect with radiators and carpeted flooring. Double doors lead to

Sun Room/Workshop 11'8" x 5'6" (3.56 x 1.70)

Currently used by the present owner as a workshop, this sun room/workshop has sliding patio doors to front aspect and concrete floor.

Conservatory 7'3" x 5'1" (2.23 x 1.57)

Accessed from the kitchen diner, this light conservatory has double doors to the front garden with views over surrounding countryside.

Hallway

with cloaks recess, stairs lead to

First Floor Landing

A window to the staircase provided natural light to the stairs and landing, with all rooms and the airing cupboard accessed from two corridors leading to

House Bathroom 9'3" x 5'3" (2.82 x 1.61)

Having a suite in white comprising a corner bath with shower over, wash hand basin vanity unit and W.C. With a double glazed uPVC window over side elevation, tiled splash areas, dado rail and wall lights.

Bedroom 1 12'11" x 8'3" (3.96 x 2.52)

This good sized double bedroom has a double glazed uPVC window over front elevation with great views of surrounding farmland, a sliding door leads to

En- Suite 9'3" x 3'3" (2.82 x 1.01)

Having a suite in white comprising of shower cubicle, wash hand basin, W.C., a vanity mirror with lights, radiator and tiled walls.

Bedroom 2 12'8" x 8'9" (3.88 x 2.69)

A painted timber ledged door leads into a light double bedroom, with a radiator and dormer style window over front elevation taking advantage of the far reaching views over the beautiful Shropshire countryside.

Bedroom 3 11'8" x 9'1" (3.58 x 2.78)

With built-in wardrobes and a double glazed window over side elevation, again with lovely views.

Outside

The property occupies a delightful elevated position on the edge of the village of Clunton, access is given from the road via a driveway serving the front of the property and also leading to the extensive garden and woodland totalling 0.19 acres. The front garden is enclosed by perimeter hedges, laid to lawn with shrubs, plants and trees. A path abuts the property with a small patio area and steps leading to further gardens, laid to lawn, established mature fruit trees and hedges with a good sized shed and onward access to small woodland.





Services

We understand that the property has mains electricity, mains water, private drainage and oil-fired central heating.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel: 0345 6789000.

Council Tax

Band: E

Tenure

We understand that the property is freehold.

Viewings

Contact the Craven Arms Office on Tel: 01588 672728 or Ludlow Office on Tel: 01584 875207

Out of Hours Enquiries

Please phone Andy Price on: 07942 186235 | Email: andy@samuelwood.co.uk

Mortgage Services

We offer a no obligation mortgage service through Q Financial Services. Please ask a member of our team for further details.

Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

From Craven Arms, take the B4368 towards Clun for approximately 6.5 miles until you reach the Crown Inn. Turn right opposite the Crown Inn signposted 'Bury Ditches Hill Fort', follow the road for 0.2 miles until you reach a small bridge with white barriers, 3 Gunridge will be in front of you to the right hand side of the road.







Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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