



SAMUEL WOOD

Ambleside, Clun Road, Craven Arms, Shropshire, SY7 9QW

Offers In The Region Of £550,000



# Ambleside, Clun Road

Craven Arms, Shropshire, SY7 9QW



- An Impressive Detached Period House
- Spacious Accommodation Over 3 Levels
- 5 Bedrooms, 4 Reception Rooms
- NO ONWARD CHAIN
- Stunning Secluded Position
- Period Features Throughout
- Near Town Centre
- 1.44 Acres of Private Grounds with Paddock

Ambleside is a period dwelling in an enviable position offering a unique opportunity for further renovation, with flexible and spacious accommodation there is scope to create an attractive and substantial home with large gardens and a paddock. The property is a fantastic example of a 19th century town house and represents one of the most desirable residences in the town. Enjoying wonderful views across the town and to the Long Mynd and Flounders Folly. To the rear, the property connects to the paddock and open countryside providing far-reaching unspoilt views.

This wonderful home offers all the character one would expect for the period, with high ceilings, feature fireplaces, picture rails and floor coverings. Having accommodation over three levels, this is a truly unique opportunity to acquire a very special and quintessentially British period home. Whilst private, the position of the property is a short distance from the town centre and its amenities including; a large supermarket, primary school, local independent shops, doctors surgery, library, gym, cafes, public houses and a mainline railway station with good road links to the A49.

Viewing is highly recommended by appointment with Samuel Wood, EPC Rating F.



The accommodation briefly comprises of a five bedrooms, family bathroom, period reception rooms, spacious kitchen/breakfast room, utility room and storage area on the lower ground floor. Described in more detail as follows.

## Entrance

From the driveway, with views over the town and open countryside, take the steps to the double front doors with bow windows to each side and canopy over with light.

## Reception Hall 10'0" x 6'3" (3.05 x 1.92)

Entering into the hall, you are welcomed by period features including wall panelling, picture rails and a column radiator, part glazed double doors lead into

## Hallway 24'3" x 14'4" (7.41 x 4.39)

A spacious hallway with rooms leading off, staircase rises to first floor and stairs to lower ground level.

## Dining Room 17'6" x 11'9" (5.34 x 3.60)

With dual aspect windows, wooden flooring, picture rails, feature open fireplace with tile hearth and surround with wooden mantle.

## Bedroom 1 / Reception Room 17'6" x 14'9" (5.34 x 4.50)

Currently used as a bedroom, this room could be re-purposed as a reception room. With bow window to front aspect, window to side, picture rail, recess shelving and fitted carpet.

## Kitchen / Breakfast Room 17'8" x 10'9" (5.40 x 3.30)

This spacious kitchen / diner is fitted with a range of matching base units, wall units and drawers with heat resistant worktops inset with 2.0 bowl sink with left hand drainer, mixer tap and tiles splashbacks. With space and plumbing for dish washer, planned space for cooker, fridge freezer and further appliances. Having window to side aspect, recess cupboards and door to



### Conservatory 12'7" x 7'10" (3.85 x 2.41)

Overlooking the garden and being of wooden construction, with polycarbonate roof and double doors leading to side garden.

### Bedroom 2 16'0" x 14'1" (4.89 x 4.30)

A generous room with 2 ceiling lights, picture rails, dual aspect windows and fitted carpet.

### Sitting Room 17'8" x 13'1" (5.41 x 4.00)

A characterful room with feature period fireplace with distinctive green tile hearth and surround, inset with wood burning stove with tall surround. Having a beautiful bow window to the side aspect with views over open countryside and the town, wooden flooring, ceiling shelves and centre ceiling light.

### House Bathroom 10'10" 8'0" (3.32 2.45)

Having a suite in white comprising of corner shower cubicle, panel bath, pedestal wash hand basin and airing cupboard housing the water cylinder with laundry shelves. A separate W.C. is adjacent to the bathroom.

### First Floor

Stairs rise from the ground floor to first floor landing leading to two further bedrooms, staircase has window with deep sill over side aspect and cupboard to eave storage.

### Bedroom 3 22'8" x 18'1" (6.92 x 5.52)

In need of refurbishment, head through the vestibule from bedroom 5 into a spacious loft space. Partly converted to provide a substantial bedroom, boarded and insulated with lighting.

### Bedroom 4 17'9" x 11'3" (5.42 x 3.43)

Planned as the principle bedroom, with newly fitted panel walls with doors to wardrobes and eaves storage with lighting. A new double glazed window overlooks the garden, paddock and beyond to open countryside.

### Bedroom 5 13'7" x 13'2" (4.16 x 4.03)

A good sized double room with window over side garden and door to bedroom 3.

### Lower Ground Floor

The lower ground floor provides further living space, a hallway runs through from the stairs providing access to the the Snug / Office, Utility Room and Store Rooms.

### Snug / Office 16'8" x 13'9" (5.10 x 4.20)

Converted from the garage with a door leading to a useful storage cupboard to the rear, this delightful snug is full of character, with exposed brick fireplace with wood burning stove on stone hearth, beautiful parquet wood flooring, picture rails and storage cupboards with recess shelving.

### Utility Room 10'9" x 9'10" (3.30 x 3.00)

Having quarry tile flooring, base units and drawers with dual sink units and window to side aspect. With cupboards, space and plumbing for washing machine and further space for appliances.

### Store Rooms 11'9" x 10'3" (3.59 x 3.13)

Three store rooms sit to the rear of the lower ground floor, one with W.C. These could be renovated to provide further living space, utility or storage.

### Outside

Approached from the long private driveway leading to a parking area for several vehicles to the front of the property. Gardens immediately to the front are largely laid to lawn with mature trees, beds and low dry wall with steps to upper level. Enjoy this elevated position with views over Craven Arms and open countryside with access to the paddock of 0.70 acre through a galvanised steel 7-Bar Field Gate partitioned by high fencing, the grounds extend to a total of 1.44 acres. Well stocked with a delight of mature trees and shrubs, this lovely garden has paths and a patio areas with a small pond and small vegetable garden with greenhouse.

### Services Connected to the Property

We understand that mains water, electricity, gas and drainage are connected. Telephone and Broadband to BT regulations, estimated Broadband speed is Basic - 18 Mbps, Superfast - 80 Mbps. Windows are a combination of traditioned single glazed and double glazed.





### Tenure

We understand that the tenure is Freehold.

### Local Authority

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

### Council Tax

Band: F

### Mortgage Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.

### Referral Fees

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.

### Viewings

Please contact the Craven Arms Office on Tel: 01588 672728  
Email: [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)

### Out of Hours Enquiries

Please phone Andy Price on: 07942 186235 | Email: [andy@samuelwood.co.uk](mailto:andy@samuelwood.co.uk)

### Agents Note - Planning Permission

Planning Permission has been granted for further extensions and alterations to the property, proposed plans and further information is available from the agent.



### Directions

From the Samuel Wood Office in Craven Arms, join the A49 from the roundabout and take the first exit, at the next roundabout take the 3rd exit onto Clun Road and continue for 200m turning left opposite Greenfields Road onto a private lane to Ambleside, identified by the agent For Sale board.



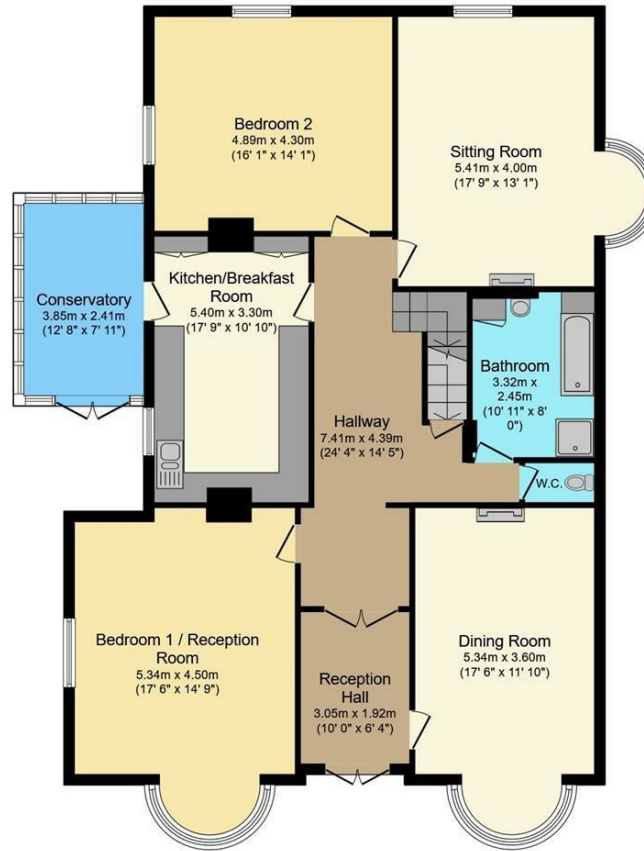




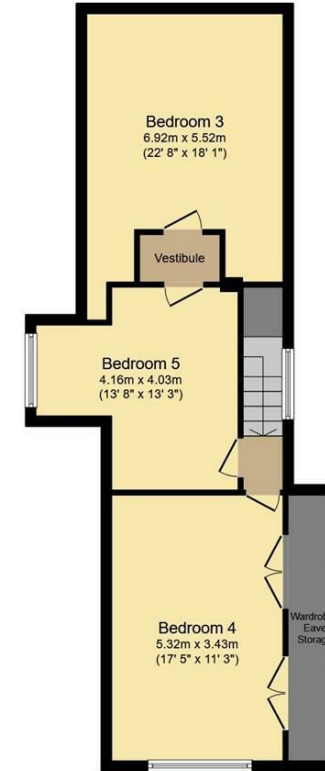
## Floor Plans



**Lower Ground Floor**



**Ground Floor**



**First Floor**

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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