



 SAMUEL WOOD



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Tile Tavern, 8 High Street, Clun, Craven Arms, Shropshire, SY7 8JB

Offers In The Region Of £450,000



Tile Tavern, 8 High Street

Clun, Craven Arms, Shropshire, SY7 8JB



- Convenient Town Centre Location
- Beautifully Presented Period Property
- Self Contained, Three Bedroomed Annex
- Enclosed Gardens with Studio / Garden Room
- Sympathetically Improved Throughout
- Two Bedrooms, Two Reception Rooms
- Off Road Parking
- EPC 'Pending'

Discover the epitome of charm and elegance in the heart of Shropshire with our exclusive listing at 8 High Street, Clun. This beautifully appointed property offers a unique blend of historical character and modern comfort, making it the perfect place to call home. The Tile Tavern in the heart of Clun dates back to the 1600's, this is a rare opportunity to experience the perfect blend of history, charm, and contemporary living. Situated in the prestigious High Street, this property provides unparalleled access to the charm of Clun village. Enjoy the tranquility of rural living while being conveniently close to local amenities and breathtaking natural landscapes.

Having been sympathetically renovated by the current owner, the residence boasts architectural grandeur, seamlessly blending the charm of traditional design with modern functionality. From the exterior to the interior, every detail has been meticulously crafted to create a home that exudes charm and character. An adjoining annex provides versatile living options, or a potential business opportunity as a holiday let.

Step into a world of character and charm, with spacious interiors designed to cater to the needs of modern living, having exposed ceiling timbers in abundance, large windows, and thoughtfully designed layouts creating an open and inviting atmosphere throughout the home.

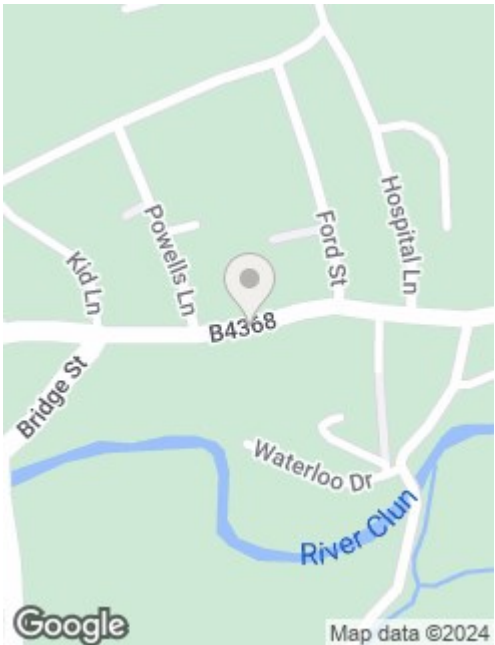
The heart of the home is a contemporary kitchen with stylish finishes and ample space for appliances. Whether you're hosting a dinner party or enjoying a quiet family meal, this kitchen is designed for both functionality and aesthetics with doors to the patio and garden. Enjoy two generous reception rooms that seamlessly blend traditional architecture with contemporary design, creating a warm and inviting atmosphere. Experience the convenience of a stylish bathroom on the ground floor providing comfort and functionality.

The first floor of the main residence offers two large characterful bedrooms, each providing a private retreat. Enjoy the perfect balance of comfort and style, with ample space and natural light creating an oasis of relaxation. The bedrooms share access to the house shower room, ensuring convenience for the entire family.

Step outside into a private, beautifully landscaped garden, offering a peaceful retreat, raised patio areas provide a perfect space for entertaining or relaxing after a long day. A garden room / studio / garden office provides further versatility benefitting from power and lighting. To the side, a parking area offers allocated parking spaces for two vehicles. In addition, a three bedroomed annex offers flexible accommodation or a business opportunity as income from rental or holiday let. With multiple bedrooms and flexible living spaces, this property is ideal for families, professionals, investors or anyone seeking a spacious and adaptable property.







Directions

From Craven Arms, exit the A49 at the roundabout onto the B4368. Continue on this road towards Clun. Entering Clun, continue along the High Street, before the T-junction you will see a right turn onto Powells Lane, you will find The Tile Tavern on the corner to your right.

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

Broadband Speed: Basic 20 Mbps, Superfast 80 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority:
Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
Shropshire
SY2 6ND.
Tel. 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions, please ask a member of our team for further details.

Referral Services: 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.

To appreciate the unique charm and character of The Tile Tavern, we highly recommend arranging a viewing. Call: 01588 672728, or Email: cravenams@samuelwood.co.uk







Ground Floor



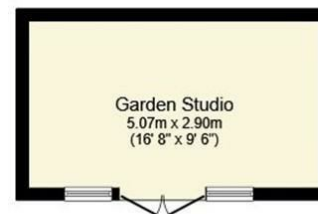
First Floor



Annex Ground Floor



Annex First Floor



Outbuilding

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

10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND

Tel: 01588 672728 | cravenarms@samuelwood.co.uk