



SAMUEL WOOD

The Old Yews, Clunbury, Craven Arms, Shropshire, SY7 0HE
Offers In The Region Of £450,000



The Old Yews,

Clunbury, Craven Arms, Shropshire, SY7 0HE



- Attractive Vernacular Detached Property
- Spacious Living Room with Clearview Wood Burner
- Three Double Bedrooms, Bathroom & WC
- Gated Driveway Parking
- No Upward Chain
- Charming Shropshire Village
- Dining Kitchen with Decorative Original Range
- Charming Enclosed Walled Garden
- Located approx 5 miles from Craven Arms
- EPC Rating F

Nestled in the heart of a charming Shropshire village, this quintessential property presents an unparalleled opportunity for discerning buyers seeking a blend of rural lifestyle and versatile spacious accommodation. Just a drive away from the historic town of Ludlow and the bustling hub of Craven Arms, the location offers the perfect balance between serene countryside living and convenient access to amenities and local Primary School rated Good by OFSTED. Given the exceptional nature of this property, we highly recommend arranging a viewing at the earliest opportunity. Experience firsthand the unique charm and potential of this enchanting home.

From the side porch you step directly into the dining kitchen, which is smartly appointed and also features a decorative original range, preserving the home's historical character. From here, a door opens to a delightful and spacious living room, complete with a Clearview wood burner that adds warmth and ambiance. A rear door from the living room leads to the lovely garden.

From the living room the stairs are hidden behind a door and lead you to the spacious landing which could be used for many purposes, for example a home office. Two well-proportioned bedrooms and a bathroom are located from this area. The second bedroom provides access to a WC and a third bedroom, offering flexibility in the use of space. The upper floor layout is practical and cosy, ideal for a family or guests, with each room thoughtfully designed to maximise comfort and convenience.

Outside, the property is approached through a gated entrance with a further gateway that leads to the driveway, offering secure parking. The garden, enclosed by charming stone walling, enhances the home's appeal, providing a private and tranquil outdoor space. The overall experience of this home is one of unique charm, seamlessly combining its historical elements with modern living, making it a truly special place to call home.







Directions

From Craven Arms (A49) head towards Ludlow, at the Craven Arms Hotel roundabout turn right signposted Clun (B4368). Follow this road for 4.6 miles, at the Little Brampton cross roads turn left, signposted Clunbury (B4385). Follow this lane through the village where you will come to another crossroads with Clunbury Primary School signposted to your left. Turn left here and you will find the property located on your left.

Services: We understand that the property has oil heating, mains electricity, mains water and private drainage (septic tank).

Broadband Speed: up to 1000 Ultrafast Mbps

Flood Risk: No Risk.

Tenure: We understand the tenure is Freehold.

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

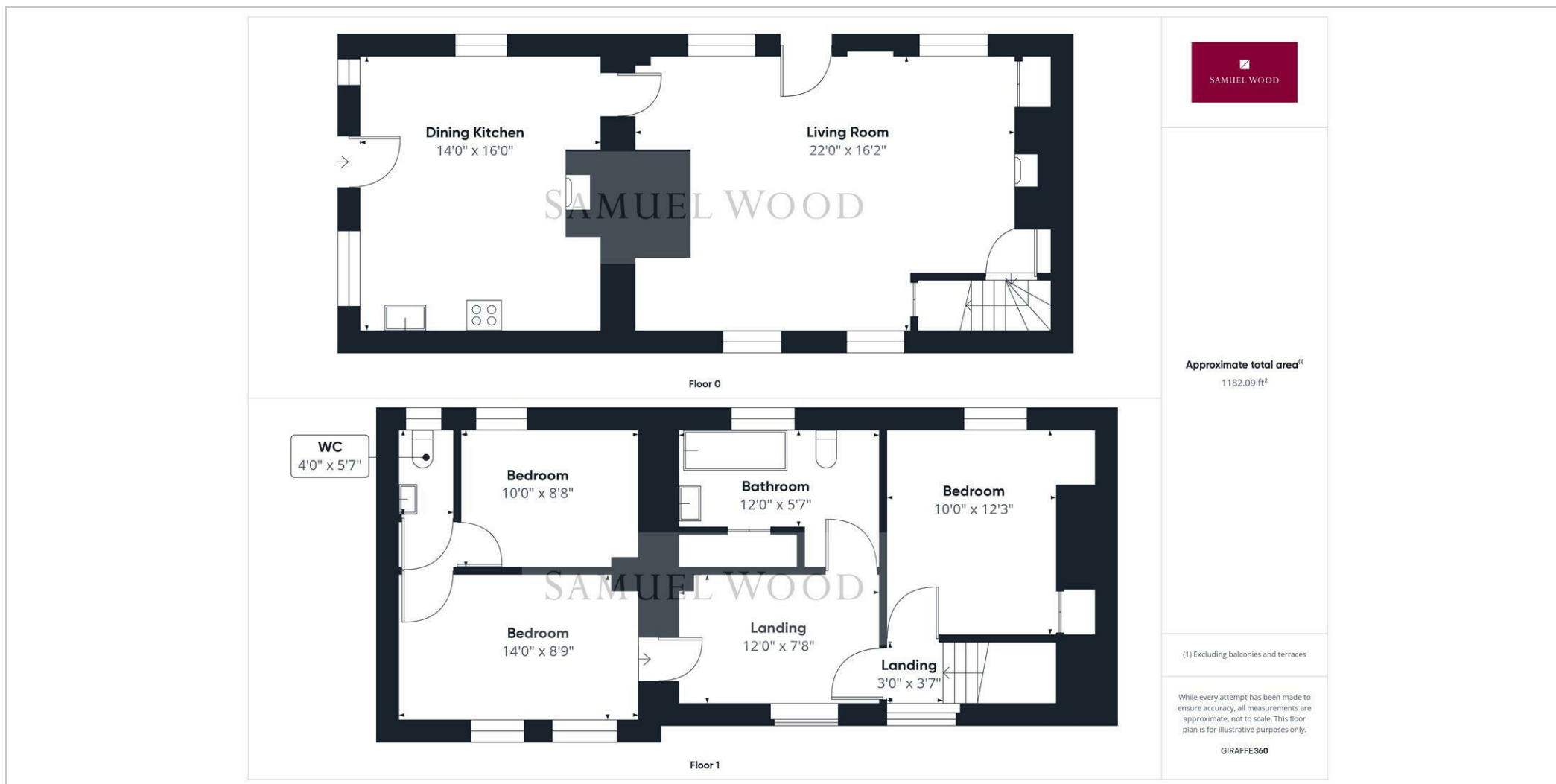
Council Tax Band: E

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.







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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