



SAMUEL WOOD

Clunside House, Waterloo Lane, Clun, Craven Arms, Shropshire, SY7 8JF

Offers In The Region Of £525,000







# Clunside House, Waterloo Lane

Clun, Craven Arms, Shropshire, SY7 8JF



- Detached Four-Bedroom Property
- Popular Village Location
- Stunning Countryside Views
- EPC Rating C
- Private Elevated Position
- Double Garage, Off-Road Parking
- Landscaped Gardens and Grounds
- Solar Panels Fitted

Clunside House is a stunning, detached property sitting in the picturesque village of Clun, within the Shropshire Hills Area of Outstanding Natural Beauty. This elegant home offers a perfect blend of natural charm and modern convenience, providing an idyllic countryside residence with breathtaking views and ample space for family living and entertaining.

Clun is a charming town known for its historical significance and community spirit. Amenities include a local convenience store, well respected public houses, a primary school and essential services. The area offers excellent walking, cycling, and outdoor activities, with the Shropshire Hills and Offa's Dyke Path nearby. The market towns of Ludlow, Knighton and Bishops Castle are within easy reach, providing further amenities.

Upon entering the property, you are greeted by a welcoming entrance hall leading to a spacious living room featuring a charming fireplace and large windows. Adjacent to the living room is a lovely and light conservatory, perfect for relaxation and to enjoy the stunning view.

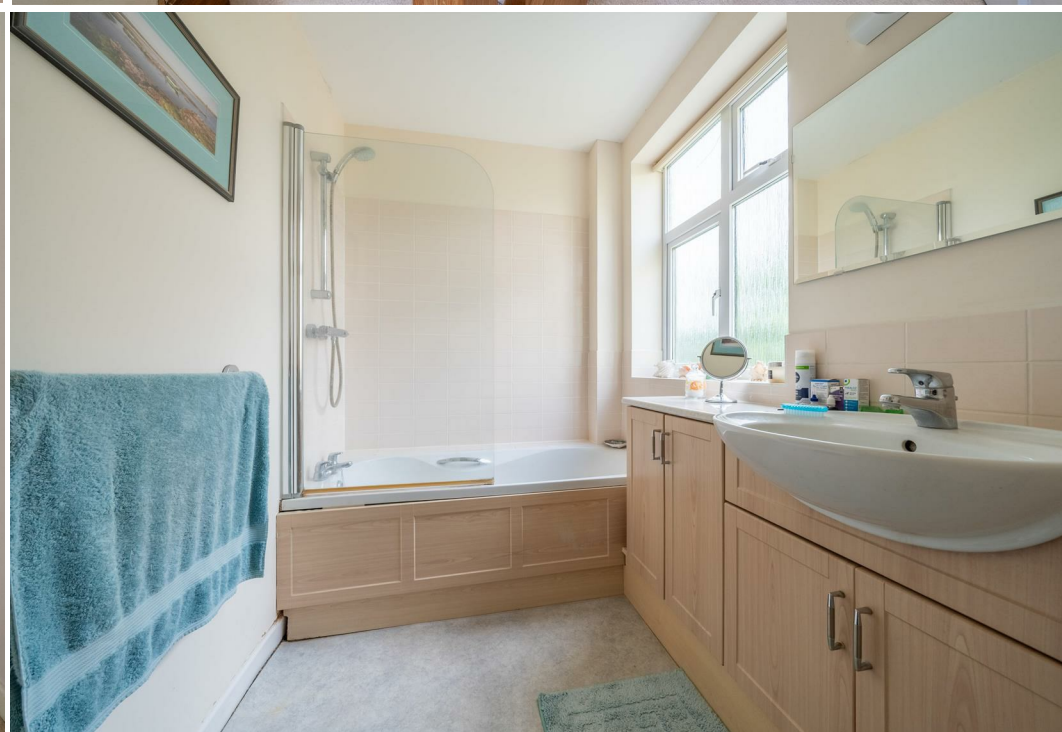
The heart of the home is the kitchen-diner, fitted with built-in double oven and gas hob, plumbing for dishwasher, space for fridge freezer, ample counter space, and a large dining area. The adjacent generously proportioned dining room provides a versatile space with fine views of the surrounding countryside from the bay window, the ground floor also includes a convenient utility room and a cloakroom.

The first floor comprises four well-proportioned bedrooms, each with stunning views of the surrounding countryside. The master bedroom boasts an en-suite bathroom, with vinyl flooring, W.C., wash hand basin, walk in shower and window to side. A family bathroom serves the remaining bedrooms, featuring a panelled bath with shower over, fitted vanity units, inset wash hand basin and W.C.

The exterior of Clunside House is equally impressive, with a beautifully landscaped garden that provides vantage points for the beautiful views of the surrounding countryside. Mature trees and shrubs create a sense of privacy, while the lawned areas and patio spaces are perfect for outdoor dining and recreation. The property also benefits from a double garage, a summerhouse, two garden sheds and a private driveway, ensuring ample parking and storage.











## Directions

From the centre of Craven Arms, take B4368 Clun Road, continue on this road for approximately 9 miles until you reach Clun. As you enter the town you will reach what was the Garage on the right, take the left turn opposite onto Waterloo Lane. Proceed down the lane, the property will be on your right hand side.

Services: We understand that the property has oil-fired central heating, mains electricity, mains water and mains drainage. Solar panels to the conservatory roof provide energy to heat domestic hot water, and photovoltaic panels on the main roof generate electricity in addition to providing a Government funded feed-in tariff payment which can be passed to the new owner. Windows are largely double glazed.

Broadband Speed: Basic - 17 Mbps, Superfast 76 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: D

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 full unique charm and character of Clunside House, we highly recommend arranging a viewing. Call: 01588 672728, or Email: [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)

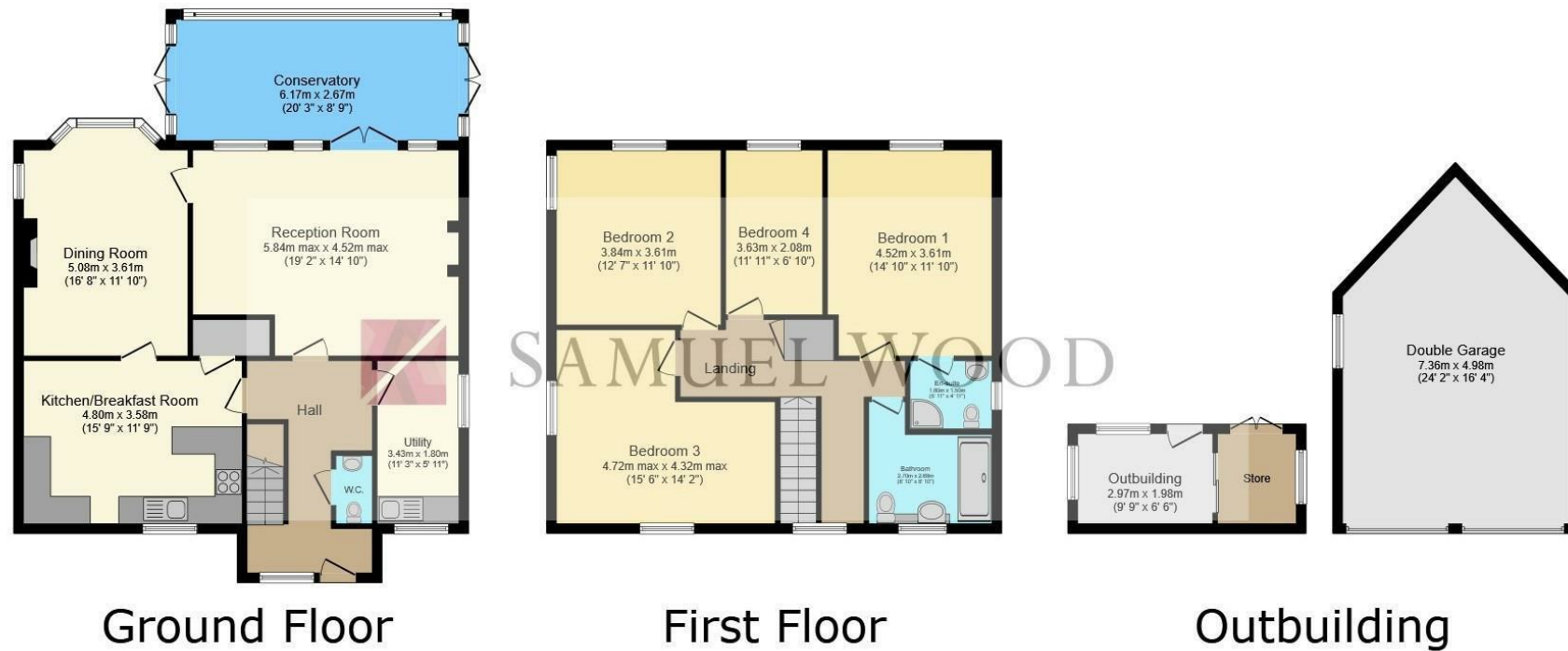












We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric 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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