



SAMUEL WOOD

Lower Orchard Clunbury, Craven Arms, Shropshire, SY7 0HG

£400,000



Lower Orchard

Clunbury, Craven Arms, Shropshire, SY7 0HG



- 4 Bedroom detached bungalow
- Sizeable plot of 0.4 of an acre
- Well proportioned rooms
- No onward chain
- Popular village in Clun Valley
- Large garage and extensive parking
- Oil fired heating and upvc double glazing

This spacious 4 bedroom detached bungalow sits centrally in this popular south Shropshire village, sitting in a plot extending to 0.4 of an acre to include level and mature gardens, excellent driveway parking and large detached garage, Accommodation benefiting from oil fired heating and upvc double glazing includes: Entrance Hall, Living Room open plan to Dining Room, Kitchen, Utility Room, 4 Bedrooms, En-suite shower Room and House Bathroom. No onward chain. EPC D



Clunbury is a popular village 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.

Recessed Porch

Front door

with matching full length side window into

Entrance Hall

With feature archway and providing some storage. There is a door into the airing cupboard housing the factory insulated hot water cylinder and access to roof space with drop down ladder and then a second linen cupboard with shelves.

Living Room 27'3" x 17'1" (8.32m x 5.23m)

A lovely light room with large picture window to front elevation, smaller window to front side and window to further side. There is a feature fireplace with open grate and opening through then into

Dining Area

Having further window to side and door into



Kitchen 12'11" x 8'5" (3.94m x 2.57m)

Having window to rear elevation, quarry tiled floor, range of matching units that include base cupboards, wall cupboards and drawers, stainless steel sink unit, planned space for cooker and a Rayburn Range which is not in working order

Utility Room 9'4" x 5'8" (2.87m x 1.74m)

Having door and window to rear elevation, quarry tiled floor, stainless steel sink unit, space and plumbing for washing machine and room for further appliances.

Bedroom 3 9'11" x 9'5" (3.04m x 2.88m)

Having window to rear, wash hand basin and double doors into wardrobe cupboard with hanging rail. Interconnecting door then leads into

Bedroom 1 16'9" x 9'7" (5.12m x 2.93m)

Having double doors to front elevation with matching full length side windows, 2 further windows to side elevation

En-suite Shower Room 9'7" x 4'0" (2.93m x 1.22m)

Having 2 windows to rear elevation, suite in white of wc, wash hand basin and shower area with shower fitted.

Bedroom 2 12'4" x 10'0" (3.78m x 3.05m)

Has window to frontage and a fitted wardrobe cupboard with hanging rail, high level cupboard and wash hand basin.

Bedroom 4 / Study 10'0" x 8'11" (3.07m x 2.72m)

Having window to front elevation

Bathroom 9'10" x 9'4" (3.00m x 2.87m)

Having 2 windows to rear elevation and a coloured suite of pedestal wash hand basin, wc and panellled bath with shower screen, shower over and tiled splashbacks.

Outside

The property is accessed over a neighbouring driveway and this in turn then leads onto a gravelled frontage which provides extensive parking/turning. There is a large detached garage having up and over door, personal door to rear, 3 windows, light and power fitted and provides room for a good size car and workshop/hobby space, with a Belfast sink. The plot in total is approximately 0.4 of an acre and is enclosed by hedging aiding privacy. The front garden is laid to lawn interspersed with mature trees, plants and shrubs. Nearest the bungalow there is paved pathways, a level lawned side garden with a selection of fruit trees, large greenhouse and this in turn leads to the rear where a fuel store can be found, a small, paved seating area, level lawned garden and mature hedging aiding privacy.





Services

mains electricity, mains water, private drainage, oil fired heating to radiators, windows are upvc double glazed. Broad band speeds up to 1000 Mbps, Flood Risk – Very Low.

Tenure

Freehold

Local Authority

Shropshire Council
Council Tax Band E.

Viewings

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

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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Directions

From Craven Arms proceed on the B4368 Clun road, through the villages Longmeadow End, and Aston on Clun after 1.25 miles from Aston on Clun there is a mini crossroads, take the left turn here into Clunbury. As you come into the village go over both river bridges and up through the village and just before the school on the left hand side take the turning on your right and the driveway for Lower Orchard is first drive on the right hand side. Proceed through the gates and this in turn will lead to Lower Orchard.









Floor Plan
Floor area 114.8 m² (1,235 sq.ft.)

Garage
Floor area 24.9 m² (269 sq.ft.)

TOTAL: 139.7 m² (1,504 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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