



SAMUEL WOOD



SAMUEL WOOD

Hazel Cottage Hospital Lane, Clun, Craven Arms, Shropshire, SY7 8LE

Offers In The Region Of £245,000



# Hazel Cottage Hospital Lane

Clun, Craven Arms, Shropshire, SY7 8LE



- Detached Property
- Close to Village Centre
- Off-Road parking
- No Onward Chain
- Character Features
- Two Bedrooms
- Area of Outstanding Natural Beauty

Located in the charming village of Clun, Craven Arms, this delightful two-bedroom detached property offers a unique blend of character and comfort. With its central location, you will find yourself just a stone's throw away from local amenities, making it an ideal choice for those seeking convenience alongside a tranquil lifestyle.

As you step inside, you are greeted by the warm and inviting reception rooms with Log burning stove. The wooden beams throughout the property further enhance its character, providing a sense of history and warmth.

In addition to its aesthetic appeal, this home also offers practical features, including a designated parking space, which is a valuable asset in this central location. The two well-proportioned bedrooms provide ample space for rest and rejuvenation, making it suitable for a small family or professionals seeking a peaceful retreat.

This property is a rare find in Clun, combining character with modern living. Please contact us to secure a viewing.



## Entrance

Access to the property is either via five steps from the parking area to a patio area and a door into the kitchen. From the roadside, three stone steps take you to the front door which lead into

## Sitting Room 13'9" x 8'10" (4.20 x 2.71)

Stairs to the first floor separate the sitting room into the dining room, this cosy sitting room has a feature inglenook fireplace with exposed brick, decorative tiles and Little Thurlow wood burning stove over tiled hearth. Having exposed timber ceiling beams and double glazed window to front aspect and open doorway to

## Dining Room 13'9" x 9'10" (4.20 x 3.00)

This attractive dining area has flagstone flooring with feature cast iron fireplace that has been recently swept and is in full working order. A rustic wooden door to under stairs cupboard. There are exposed timber beams to ceiling and staircase, the central heating boiler is housed in this room. A rustic wooden door leads to



### **Kitchen 12'5" x 9'4" (3.80 x 2.86)**

A well fitted kitchen with base units, wall units and drawers with a heat resistant surface and inset with a one and a half bowl sink with mixer tap. having an intergraded NEFF oven, NEFF ceramic hob with extractor over, space and plumbing for washing machine and space for fridge/freezer, tiled splashbacks, hard flooring, ceiling spotlights and a double glazed window over front aspect.

### **First Floor**

A charming split staircase leads to a small landing area with exposed wooden flooring, exposed wooden beams with wooden handrails.

### **Bedroom 1 14'9" x 8'10" (4.50m x 2.70)**

This lovely light room has an attractive double glazed window over front elevation, with a floor to ceiling wooden room divider with lights and power offers a charming feature to the room, with loft access and carpeted flooring.

### **Bedroom 2 14'3" x 8'2" (4.36 x 2.49)**

A light room with dual front facing double glazed windows offering views over the glorious south Shropshire countryside, with character ceiling beam, cupboard/ wardrobe and carpeted flooring.

### **House Bathroom 6'1" x 5'6" (1.87 x 1.68)**

Having a suite in white comprising of panelled bath, with electric Triton shower over with glass screen and tiled splashbacks, wash hand basin and W.C. A vertical heated chrome towel rail sits on tiled splashbacks.

### **Outside**

A paved brick area provides parking for one vehicle, steps with handrail rising to the low maintenance garden. A courtyard abutting the side of the property and enclosed by picket fence offers a pleasant seating area with space for table and chairs, stepping stones lead through the well established garden with borders, shrubs and trees to a bench where the property's elevated position can be enjoyed.

### **Services**

We are informed that the property is connected to mains water, mains drainage and mains electricity. LPG gas supplies the central heating system that delivers comfortable warmth evenly spread across the rooms. Telephone and Broadband to BT regulations.

### **Local Authority**

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury. SY2 6ND.

### **Council Tax Band**

Band: C





### Tenure

We understand that the tenure is Freehold

### Viewings

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

### Out of Hours Enquiries

Please phone Vicki Oldhams on: 07396 879 139 or E-mail: [Vicki@samuelwood.co.uk](mailto:Vicki@samuelwood.co.uk)

### Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions.

### Referrals

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.



### Directions

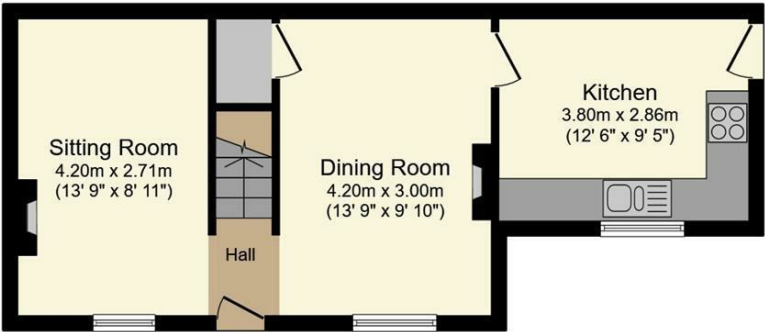
Heading from the A49, take the B4368 towards Clun, approaching Clun the fire station will be on the left, garage on the right, passing the garage take the 1st right turning into Hospital Lane. The property is located approximately 250ft on the left, indicated by agents For Sale sign.



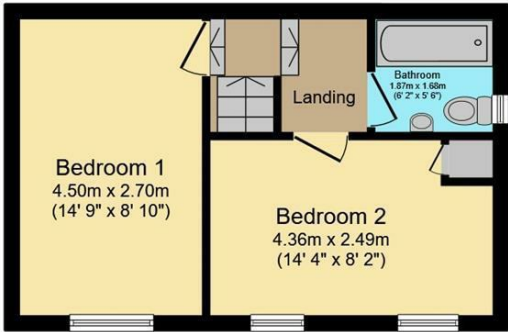




Floor Plans



Ground Floor



First Floor

Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows or features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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.