



SAMUEL WOOD

Sunrise, 5 Clunton, Craven Arms, SY7 0HP
Offers In The Region Of £350,000



Sunrise, 5

Clunton, Craven Arms, SY7 0HP

- Exciting opportunity to renovate your dream home
- Detached character property
- EPC band G
- Attached and Detached barns ready for conversion STPP
- Beautiful views front and rear
- NO ONWARD CHAIN

Located in the picturesque village of Clunton this charming detached house, we believe dating back to the late 1800's, presents a rare opportunity for those seeking a project to create their dream home. Available for purchase for the first time in generations, this property is a blank canvas, requiring complete renovation but brimming with potential.

One of the standout features of this property is the breathtaking views that can be enjoyed from both the front and rear. The stunning scenery of the Clun Valley enhances the appeal of this home, making it a tranquil retreat from the hustle and bustle of everyday life.

Additionally, the property benefits from generous parking space for up to 5 vehicles, a rare find in such a serene location. The attached barn presents an exciting opportunity to extend the floorplan, allowing for further development to suit your needs. The large barn in the rear garden could be converted for various purposes, whether it be a workshop, studio, or additional living space, subject to planning permission.

This property is truly a gem, offering the chance to create a wonderful home in a beautiful setting. With its potential for renovation and expansion, it is a must-see for anyone looking to invest in a unique property in the heart of the countryside.



Sitting Room

From the front door you enter the Sitting Room, a good size room with flagstones and beams throughout. An inglenook fireplace with bread oven which connects to the kitchen. Built in cupboard next to the fireplace. Single glazed window looking out to the front of the property. A door through to the kitchen and dining room and stairs to the bedrooms above.

Dining Room

A separate dining room with stairs rising to the bedrooms above. A door under the stairs leads back to the sitting room and then onto the kitchen, Concrete flooring and a central beam runs across the middle of the room. Single glazed window to the front and rear of the property.

Kitchen

A good size Kitchen with plenty of base units, a one and a half stainless steel sink and plumbing for a washing machine. Access to the old bread oven from the fireplace in the sitting room. There is also an old meat slab located as you enter the room. A door leading to the rear porch.

Rear porch

Giving access to the rear door and then leads out to the garden at the rear of the property.

Landing

Small square landing with single step to Bedroom 1 on your left, Bedroom 3 in front of you and to the right Bedroom 2.



Bedroom 1

Large double bedroom with original fireplace and built in cupboards either side. One cupboard has wooden ladders up to the loft area (not inspected) and the other houses the water emersion heater (not connected). Single glazed window to the front of the property.

Bedroom 2

Re-plastered double room, with alcove above the stairs. Single glazed window to the front of the property.

Bedroom 3

Another double room, with single glazed window looking out to the rear of the property. Inter connecting door to the bathroom.

Bathroom

A W.C and pedestal sink, space for bath or shower although not present. Single glazed window to the side of the property.

Attached barn

Currently housing 2 cars this attached open barn is in very poor condition and should not be entered however the space would be ripe for conversion STPP.

Large double story Barn

Having numerous sections which are open and closed, this barn again is in very poor condition however could be developed STPP. At one end of the barn is an old pigsty and lean too shed, the other end has a enclosed section with a barn door.

Rear Garden

Delightful large rear garden mainly level grass overlooking fields to the rear. Tree lined and hedges either side marking the boundaries. Septic tank is located in the middle of the garden.

Front garden and driveway

Lovely large front garden with path leading to the porch and front door. The driveway is located to the left of the property and could easily accommodate 5 cars.

Tenure

We understand the tenure is Freehold however purchasers are advised to make their own further enquiries via their solicitor.

Services

Mains Electric and water. Private septic tank for sewage. Please note the property was rewired 10 years ago however there is no heating system. A log burner is located in the living room however this has not been tested and or used for many years.

Council tax band D and payments made to Shropshire Council.

Mortgage Services

We offer a no-obligation mortgage service through our 'in house' Financial Advisor. Please ring us on 01588 672728 and ask a member of our team for further details.





Referral Fees

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.

Viewings

Viewings are strictly by appointment, so please contact the Craven Arms office on 01588 672728 or email us on cravenarms@samuelwood.co.uk. For out of office enquiries, please call Vicki Oldhams on

Agent Note

Care should be taken when visiting the property especially in the wooden barns. Please do not enter these for your own safety.

The property requires extensive renovation however has the potential to make a wonderful home.

The property is registered under a possessory title rather than title absolute. Please contact your Solicitor for further guidance.



Directions

From Craven Arms, follow the B4368 to Clunton. As you enter the village you will find the property on the Right hand side with a Samuel Wood For Sale board outside.





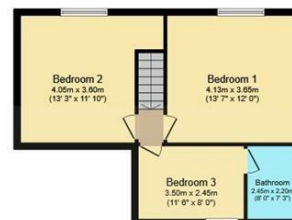


Floor Plans



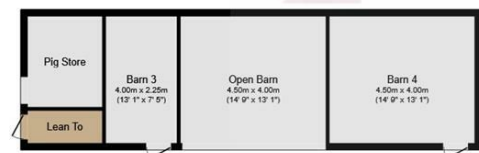
Ground Floor

Floor area 52.7 sq.m. (567 sq.ft.)



First Floor

Floor area 46.9 sq.m. (504 sq.ft.)



Outbuilding

Floor area 56.2 sq.m. (605 sq.ft.)

Total floor area: 155.8 sq.m. (1,677 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

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.