



SAMUEL WOOD

Bryn Glas, Broome Road, Clungunford, Craven Arms, Shropshire, SY7 0PW

Offers In The Region Of £385,000



Bryn Glas, Broome Road

Clungunford, Craven Arms, Shropshire, SY7 0PW



- Fantastic Opportunity to create a fabulous home
- Detached Double Fronted Property
- 2 Large Living Rooms
- Large plot
- Beautiful views of Hopton Woods and the Clun Valley
- 3 Double Bedrooms
- Scope for improvement and extensions STPP/Building Regulations
- EPC F

Located on Broome Road in the charming village of Clungunford, Craven Arms, Bryn Glas presents a rare opportunity to acquire a delightful detached house, built in the late 1950s. This double-fronted property boasts an impressive quadruple bay window façade, offering a warm welcome to all who enter.

Inside, the home features two spacious reception rooms, both adorned with solid fuel stoves and original 1950s fireplaces. The large kitchen is equipped with a coal-fired Rayburn, (not checked) and plumbing for a washing machine, and a generous stainless steel sink and drainer. With dual aspect windows overlooking the side and rear gardens, this space is filled with natural light. Additionally, a cold store pantry and a substantial utility room with a W.C provide ample storage and functionality. There is also an integral garage, ideal for parking or additional storage.

Upstairs, a large landing with a picture window leads to three well-proportioned bedrooms. The main bedroom features a charming bay window and a useful cupboard to the rear which also has another door leading to the roof space over the garage. With careful planning an additional room could be created here STPP/Building Regulations. The second bedroom also enjoys a bay window and additional storage. The third bedroom, located at the rear, offers another double room with fabulous views over the valley beyond. The bathroom, though simple, includes a three-piece suite, providing essential amenities.

The gardens, both front and rear, are a blank canvas awaiting your personal touch. With a little imagination, they could be transformed into a beautiful sunny retreat, perfect for outdoor entertaining or relaxation.

Bryn Glas is a property that requires complete modernisation, offering you the chance to design a truly magnificent home tailored to your tastes. With parking for four vehicles and a prime location, this property is not to be missed. Embrace the opportunity to create your dream home in this idyllic setting.







Directions

From Craven Arms, head south along the A49 to Ludlow. At the Craven Arms Hotel roundabout turn right onto the Clun Road (B4368). Continue straight for 1.2 miles to Longmeadow End and turn left signposted Clungunford (B4367). Continue on this road for 2.4 miles until you get to Clungunford. The property is located on the right hand side just past the turning for Upper Gunnas Close.

Services: We understand that the property has mains electricity, mains water and private drainage via septic tank. The main source of heating is solid fuel fires in both the living areas and electric storage heaters. (Please note neither have been tested to be in working order)

Broadband Speed: Basic 8 Mbps, Superfast 80 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: F

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.

Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.







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
10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND
Tel: 01588 672728 | cravenarms@samuelwood.co.uk