



SAMUEL WOOD

Hurstleigh, Clunton, Craven Arms, SY7 0JA  
Offers In The Region Of £475,000



# Hurstleigh,

Clunton, Craven Arms, SY7 0JA



- Fantastic 5 Bedroom Family Home in a Beautiful Location
- 1.1 Acres of Land perfect for keeping horses or your own vegetable garden
- Fabulous views of Clunton Coppice to the front of the property.
- Direct Access to walks from the rear of the property
- Parking for numerous vehicles
- Close to local amenities such as Primary Schools, Village Shops, Doctors Surgeries
- EPC Band D
- NO ONWARD CHAIN

Samuel Wood are very please to present to you, Hurstleigh. Located in the charming village of Clunton, Craven Arms, this impressive semi-detached house offers a remarkable opportunity for those seeking a spacious family home with a touch of rural charm. Spanning an expansive 1,650 square feet, the property boasts five well-proportioned bedrooms and four inviting reception rooms, making it ideal for both family living and entertaining.

As you enter the porch area you have plenty of room to remove your muddy boots and coats from exploring the walks and garden on your doorstep. The hallway has quarry tiling throughout leading you to the reception rooms and delightful 'cooks' kitchen, complete with a pantry and cold drawers, perfect for culinary enthusiasts. The kitchen is truly the hub of the home with a range cooker and numerous other cookers for those keen bakers out there. Large enough to house an 8 seater dining table and chairs with an island to complete the look. A separate utility room accommodating your washing machine and tumble dryer and a convenient downstairs cloakroom are located off the kitchen.

The living spaces are thoughtfully designed, including the living room featuring a beautiful blue Clearview stove, which adds warmth and character to the home. A separate snug, perfect for reading after a long day exploring is an added bonus. The previous kitchen space is being utilised as a gym housing numerous pieces of apparatus but could be used however you wish together with the stunning conservatory allowing you to soak in the breath-taking views of Clunton Coppice.

The first floor presents a split landing, to the right leading to two bedrooms, one of which is currently utilised as a study, and a convenient separate shower and sink. The 4th bedroom a great double room with views of the hills surrounding the property. The remaining three bedrooms are located to the right of the landing providing spacious, light rooms accompanied by a family bathroom.

Outside, the property truly shines with ample parking for numerous vehicles, a greenhouse, and three outdoor sheds that offer potential for conversion into a gym, office, or tranquil retreat. The garden features a fruitful vegetable patch and an orchard, providing a delightful space for gardening enthusiasts. Additionally, the land extending to 1.1 acres presents an exciting opportunity for those interested in keeping chickens, goats, horses, or sheep, allowing for a self-sufficient lifestyle.

This property is a true gem, combining spacious living with the beauty of the countryside. It is certainly worthy of a viewing for anyone looking to embrace a rural retreat in a picturesque setting.







## Directions

The property is located on the outskirts of Clunton off the B463. Please use what3wordsto locate the property [///kickbacks.gifted.octopus](https://www.what3words.com/kickbacks.gifted.octopus) this will take you to the entrance to the property. A Samuel Wood For Sale Board will be found outside the property.

Services: We understand that the property has Oil fired central heating, mains electric, mains water, private drainage via. septic tank.

Broadband Speed: Basic 17Mbps

Flood Risk: 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: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

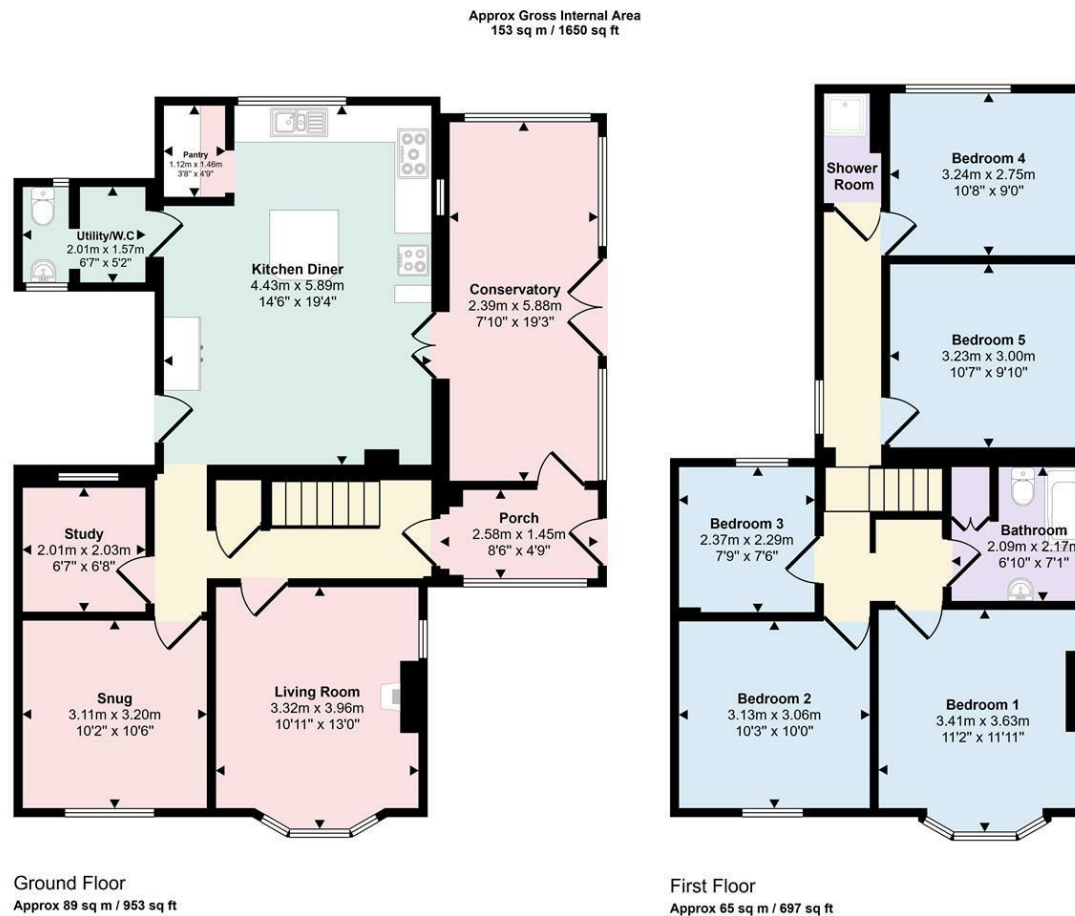
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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





## Floor Plans



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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](mailto:cravenarms@samuelwood.co.uk)