



4 & The Duck Barn, Church Street, Clun, SY7 8JW
Price £745,000

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4 & The Duck Barn, Church Street Clun

A unique and exciting opportunity to purchase an historic home within the sought after town of Clun, which is rich in history, has a strong community and offers schooling, shops, cafes, doctors and the surrounding countryside for walking, cycling and more. The main house has four bedrooms, with potential for two more in the already converted attic, two reception rooms and is a truly charming home. Within the grounds is a detached barn offering buyers separate further two bedroomed accommodation or a business premises such as yoga studio, artist studio, music studio and therapy room. The property also has lovely cottage gardens and private parking.

FEATURES

- Stunning Character Grade II Listed property with unlisted annexe, period features throughout
- In the heart of the historic town of Clun
- Versatile accommodation with up to six bedrooms
- Linked-detached fully renovated barn with many business potential
- Central location within conservation area and AONB near primary school and corner shop
- 400 year old home with updated technology solar panels and air source heat pumps and super fiber broadband
- Private driveway parking
- Views onto Castle Ruins and historic pack horse bridge
- The converted barn is currently exempt from a council tax rating due to business rate but was previously an A



Material Information

Price £745,000

Tenure: Freehold

Local Authority: Shropshire

Council Tax: C

EPC: (null)

For more material information visit www.cobbamos.com

ENERGY PERFORMANCE
CERTIFICATE NOT
REQUIRED ON LISTED
BUILDINGS

Introduction

4 Church Street is such an exciting Grade II Listed property steeped in history with Clun growing up around it, dating back to the early 1600s full of period features but with modern heating systems and electricity. The property has potential for further development or adaptation having a fully converted link-detached barn to the rear that has been used by the current owners as family accommodation with two bedrooms, a holiday let, office space and is currently in use as a business premises. The property has wonderful cottage gardens to the rear, off road part covered courtyard parking and within walking distance of the corner shop, pubs, primary school and surrounding countryside designated an Area of Outstanding Natural Beauty.

Owners Thoughts

Although with an ancient stone shell, the house was fully internally refurbished in 1998 back to the plasterwork, wiring, plumbing and heating systems. Subsequently upgraded with solar panels and Air Source Heat Pumps with back up woodburners for ambience or the coldest winters, we think the house has the best of the old and the new. Full fibre broadband with over 100mbps enables home working. Our family home for 26 years, 3 generational for a while, our children are now grown and gone and we are ready to close the business and retire somewhere smaller, probably still in Clun valley though! It's such an adaptable and well located property.

4 Church Street

The front door, with stained glass panels depicting Clun's 14c river bridge, opens into a very handy inner hall perfect for coats and shoes and leads off into the cosy snug to the front of the property with Inglenook fireplace and Clearview stove, exposed beam and a window to the front. The second door leads into the living/dining room with exposed beams, large Inglenook fireplace with a second Clearview stove and leads through into the kitchen with large 'orangery' roof light flooding the space with light, tiled flooring, storage units, integral larder fridge and dishwasher are both Bosch, Baumatic range style oven with lpg gas hob. The back door leads up into a boot room that links the main house to the barn conversion. Off the living/dining room via part glazed double doors is a rear hallway with stairs rising to the first floor, door to the middle courtyard, pantry/utility/WC and access to the small cellar.

On the first floor, the gallery split level landing, with oak floorboards, divides in two with the one end having a lovely double bedroom with a view to the front and the family bathroom which has a roll top claw foot bath set on a old marble plinth, white sink and WC, light up mirror over the sink and independent underfloor heating. Across the landing you find three further double bedrooms, one having a shower ensuite

and one having the potential to create a second ensuite shower room currently used as a walk in wardrobe. There is also a pull down ladder that provides access to the converted roof space which has power and heating, Velux windows and is ready to be used as further accommodation if needed.

Duck Barn

The barn has proved its versatility with the current owners initially developing the space as a granny cottage with two bedrooms and a bathroom on the first floor. Then it was converted to include a ground floor shower room and large lofted extension to the rear with Velux windows, French doors to a rear courtyard onto the garden, and with a treatment room adapted from the original kitchen. The space was subsequently used as a holiday let providing additional income and at the moment is being used a business with office and storage on the first floor and treatment space on the ground floor. For another change of use, potential purchasers would need to speak with Shropshire planning to confirm the permissions required.

Gardens

The property is approached off Church Street with a block paved gated entrance through to the courtyard between the two buildings. The garden can be accessed through the barn hallway or from the studio space onto a patio area, with space for a bistro table and chairs and an area for the hot tub (possibly included in the sale) surrounded by a Wisteria. Steps lead up the cottage style garden planted with an abundance of plants, shrubs and flowers. Raised beds, a Japanese fir, apple, plum and nut trees en route via a shed/workshop, tool store up to a summer cabin at the top end with views over Clun, the castle ruins and hills beyond.

Location

Tranquil, pretty community overlooked by spectacular castle ruins. Most people think of Clun as a village, but it has the distinction of being granted a very early town charter in the 14th century. It was also mentioned in the Domesday Book and there is archaeological evidence of habitation back as far as 5000 years ago with Neolithic and Bronze Age tools on display in the town's museum. Overlooking the town is the ruined Borderland castle, perched high on two ice age mounds with the River Clun running past it, makes a scenic picnic spot. Clun is located in the Shropshire's Area of Outstanding Natural Beauty and draws many visitors to the town to enjoy its hospitality, wonderful walking and scenery. The town has some local shops, two churches, two pubs, two cafes and amenities. The primary school is 200 metres away; the bus stop for secondary school is 20 metres away. More extensive shopping is available in Knighton, Bishops Castle, Craven Arms and Ludlow and train stations on the Heart of Wales train line which links the west coast of Wales, mid Wales and English mainlines is located at Knighton, Bucknell, Hopton Heath and Craven Arms.





Viewing Notes

Prospective purchasers are advised that the property is Grade II Listed. They are also advised prior to viewing that, owing to the age of the property, there are restricted head heights in places, some low beams and door frames, wonky floors, steps and uneven surfaces.

Services

The property has two air source heat pumps, one for the main house and one for the duck barn. The main house has solar panels on the roof providing electricity and mains water and drainage. The property is being sold as a FREEHOLD and is in Shropshire. The house is Council Tax Band C; Barn is A.

The 18 solar panel installation attracts a Feed In Tariff (FIT payment). The air source heat pumps (ASHs) come with the balance of Renewable Heating Incentive (RHI) grant payments, all transferable to the next owner. Details can be made available to seriously interested inquirers.

Agents Notes - Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.



DIRECTIONS

Clun is located equidistant from Knighton (Powys), Bishops Castle and Craven Arms (Shropshire) and using the postcode SY7 8JW on your Sat Nav will take you directly to Church Street, the property is located jut up from the bridge over the River Clun.







We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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