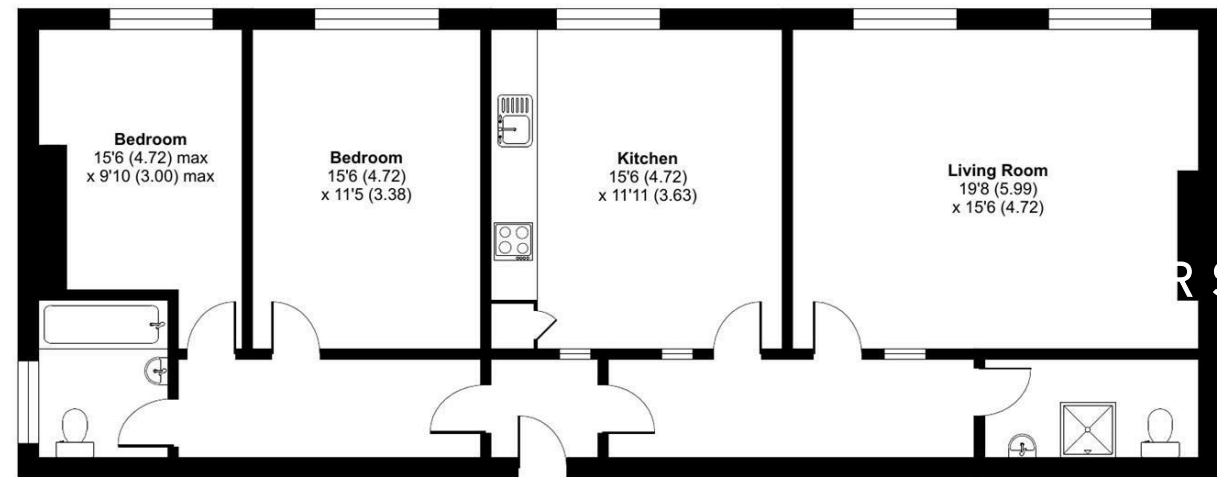


FOR SALE

Apartment 6 Aston Hall, Aston-On-Clun, Craven Arms, SY7 8ER



Approximate Area = 1151 sq ft / 106.9 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1385442



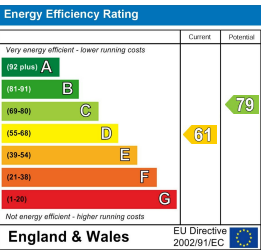
FOR SALE

Offers in the region of £249,500

Apartment 6 Aston Hall, Aston-On-Clun, Craven Arms, SY7 8ER

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01588 638 755

Bishops Castle Sales
33B Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@hallsgb.com



An elegant Grade II Listed top floor apartment with stunning views over the shared private gardens, open fields and woods and set in a beautiful village setting in the heart of the South Shropshire countryside. Comprising high ceilinged South facing accommodation of 2 double bedrooms spacious Lounge, Kitchen, Shower Room and Bathroom. Delightful gardens allocated parking and secure internal cellar storage.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- **Elegant 2nd Floor Apartment in Grade II Listed Building**
- **Stunning views across shared private gardens and rolling countryside**
- **Period Building features with communal gardens**
- **Grand shared entrance hall elevator or staircase**
- **2 double bedrooms, Bathroom and Shower Room**
- **Spacious, light Living Room and Kitchen**
- **Delightful communal gardens allocated parking and secure Cellar Store**

DIRECTIONS

From the A49 in the centre of Craven Arms proceed West at the Craven Arms Hotel on the B4368 Clun road. Continue for 3 miles into Aston On Clun past the Kangaroo Pub on the left and just past the Arbor Tree (Flag Tree) turn right into the drive marked Aston Hall.

SITUATION

Nestled in the charming village of Aston On Clun which boasts local amenities such as a village hall, community shop, garage and pub, this apartment offers a blend of elegance and character. The village location is complemented by the proximity of the local town Craven Arms and the A49 which is just 3 miles distant providing a wider range of amenities. Situated in the beautiful South Shropshire Countryside with walks and scenic landscapes literally on your doorstep the larger centres of Ludlow and Shrewsbury and within comfortable driving distance.

DESCRIPTION

Aston Hall was sympathetically converted into luxury apartments in the early 2000's and maintains its original charm and character. When entering the main entrance of the building you are greeted with a spacious reception hallway that offers access to the upper floors by either lift or grand staircase as well as access to the rear and the secure cellar storage.

Apartment 6 is on the second floor across the entire Southern elevation of the building and arguably enjoys the best of all the views in the building. Upon entering you are welcomed by an entrance hallway which has access to all the rooms which includes the spacious Lounge with its pair of sash windows which let the light flood in and provide super views across the gardens and the open fields and woods beyond. A door leads conveniently into the kitchen which is well planned with a range of timber faced kitchen units along one wall inset with a sink, and electric oven and space for other appliances as well as the central heating boiler. There is ample space for dining and the sash window provides further country views. Both Bedrooms are of a generous double size and each has the familiar sash windows with excellent views. At each wing of the apartment are the individual Shower Room and Bathroom each with a WC and wash basin.

OUTSIDE

Each resident of Aston Hall enjoy access to the beautifully maintained communal gardens, along with an allocated parking space with additional visitor parking at the front of the building. A private and secure cellar storage is also available, providing extra storage for the apartment.

The property is therefore a perfect blend of modern luxury and historic charm, ideal for those seeking a peaceful yet convenient lifestyle in the heart of the countryside.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

TENURE

The property is Leasehold. We are informed the lease commenced in 2001 and has 975 years remaining of a 999 year lease. We are advised that the annual service charge is currently £3000 which covers the insurance, cleaning of communal areas, upkeep of grounds, sinking fund, lift maintenance, fire and intercom service and maintenance of the building.

The last service charge bill was £2740 paid in advance.

SERVICES

Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

There has recently been a new LGP condensing boiler installed and under guarantee until 2033.

COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.