



SAMUEL WOOD

Arbourdale Aston Munslow, Craven Arms, SY7 9ER  
Offers In The Region Of £475,000



# Arbourdale

Aston Munslow, Craven Arms, SY7 9ER

- 4 bedrooms: 3 double, 1 single
- Large kitchen with pantry
- Detached bungalow in Aston Munslow
- Direct access to 3 Castles Walk
- No onward chain, a rare find
- 2 shower rooms available
- Conservatory
- Corvedale Valley views
- Potential for loft conversion STPP
- Viewing highly recommended

Located in the charming village of Aston Munslow, this delightful four-bedroom detached bungalow offers a unique opportunity for both downsizers and growing families alike. Built by the current owner's family, this property is now available for the first time, presenting a rare gem in the market.

The bungalow boasts a large living room with a dining area, perfect for entertaining guests or enjoying family gatherings as well as a conservatory to enjoy views of the garden. The kitchen features a pantry and ample space for a dining table, making it a wonderful hub for culinary creativity. With three double bedrooms and one single, there is plenty of room for everyone to enjoy their own space. The two shower rooms add convenience for busy mornings.

One of the standout features of this property is its stunning views of the Brown Clee and Clee Burf across the picturesque Corvedale Valley. From the property you have direct access to the '3 Castles Walk', a 11 and 1/2 mile circular walk that invites you to explore the beautiful countryside right from your doorstep. Outside, the property includes a garage and various outbuildings, providing ample storage and potential for further development.



Parking is a breeze with space for up to four vehicles, and there is potential for another driveway to be installed, subject to planning permission. Additionally, the loft offers possibilities for conversion again STPP, allowing you to tailor the home to your needs.

With no onward chain, this bungalow is ready for you to move in and make it your own. The local amenities, including Corvedale Primary School in the next village, 'Mike's' petrol station, and the well regarded and friendly Swan pub, enhance the appeal of this lovely location. This property truly has it all, making it a must-see for anyone seeking a peaceful yet vibrant community.

## Front Exterior

The front garden is beautifully maintained with shaped hedging and flower beds, creating a welcoming entrance. The driveway provides parking space and leads to the garage to the side of the house.

## Hallway

The hallway is welcoming and functional, providing access to all principal rooms. It is long and bright, with neutral carpeting and walls that allow you to personalise the space easily.

## Living Room 17'8" x 12'5" (5.4 x 3.81)

This warm and inviting living room is spacious and bright, with large windows that allow plenty of natural light to fill the space. The room has a classic feel, featuring a decorative fireplace as a focal point and providing a comfortable setting for relaxing or entertaining.

## Dining Area 8'2" x 8'1" (2.48m x 2.46m)

The dining area is intimate and light, with a window that looks out onto the garden. It offers a quiet place for meals, connecting conveniently to the kitchen and conservatory.



**Kitchen 10'11" x 14'2" (3.34m x 4.32m)**

The kitchen is practical and functional, featuring traditional wood cabinets and ample work surfaces. A window above the sink provides views of the garden, bringing in natural light and creating a pleasant space for cooking.

**Rear Conservatory 10'0" x 8'2" (3.04m x 2.50m)**

This cosy conservatory offers a bright and airy space with large windows on three sides, allowing you to enjoy views of the surrounding garden and greenery. It is a perfect spot for relaxation or casual dining while feeling connected to the outdoors.

**Bedroom 2 / Dining Room 8'4" x 11'11" (2.55m x 3.63m)**

A versatile room that serves as Bedroom 2 or a dining room, this space is cheerful and well-lit with a sizeable window that looks out over the gardens. It is a neat and practical room, perfect for dining or as a bedroom with built-in cupboards providing useful storage.

**Bedroom 1 10'2" x 11'11" (3.10m x 3.62m)**

Bedroom 1 is a generously sized room with a wide window overlooking the front garden. It benefits from built-in storage and a light, neutral decor that creates a calm and restful atmosphere.

**Bedroom 3 9'4" x 10'2" (2.84m x 3.09m)**

Bedroom 3 is a comfortable and well-sized room with a window that captures views of the rear garden. It offers a quiet and pleasant space for rest or study.

**Bedroom 4 7'9" x 10'4" (2.37m x 3.15m)**

Bedroom 4 is a cosy room with a window looking out to the side garden. It is suited to a single bed and can be used as a bedroom or a study, offering flexibility to suit your needs.

**Shower Rooms 5'1" x 10'3" and 4'9" x 5'9" (1.55m x 3.13m and 1.45m x 1.74m)**

The property has two shower rooms, each practical and well-maintained. One shower room is larger with light tiling and includes a toilet and a shower cubicle, providing a neat and functional space. The second shower room is compact and efficiently designed with similar fittings.

**Garage 9'5" x 17'6" (2.87m x 5.34m)**

The property benefits from a detached garage offering ample space for parking or storage. The driveway to the garage provides additional parking space and access to the rear garden and property.

**Rear Garden**

The rear garden is a generous and private space, beautifully stocked with mature shrubs, flower beds, and a lawn. It offers a peaceful outdoor retreat with plenty of room for gardening, relaxing, or entertaining, surrounded by mature trees and hedges that create a sense of seclusion.

**Views**

The property enjoys delightful countryside views from several vantage points, including the front and rear gardens and some principal rooms. These views stretch across open fields and mature trees, providing a serene and picturesque backdrop to the home.

**Services**

Services: We understand that the property has oil fired central heating, mains electric, mains water and private drainage.

Broadband Speed: Basic 14 Mbps, Superfast 80 Mbps.





Flood Risk: Very Low.

Tenure: 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.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

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.



### Directions

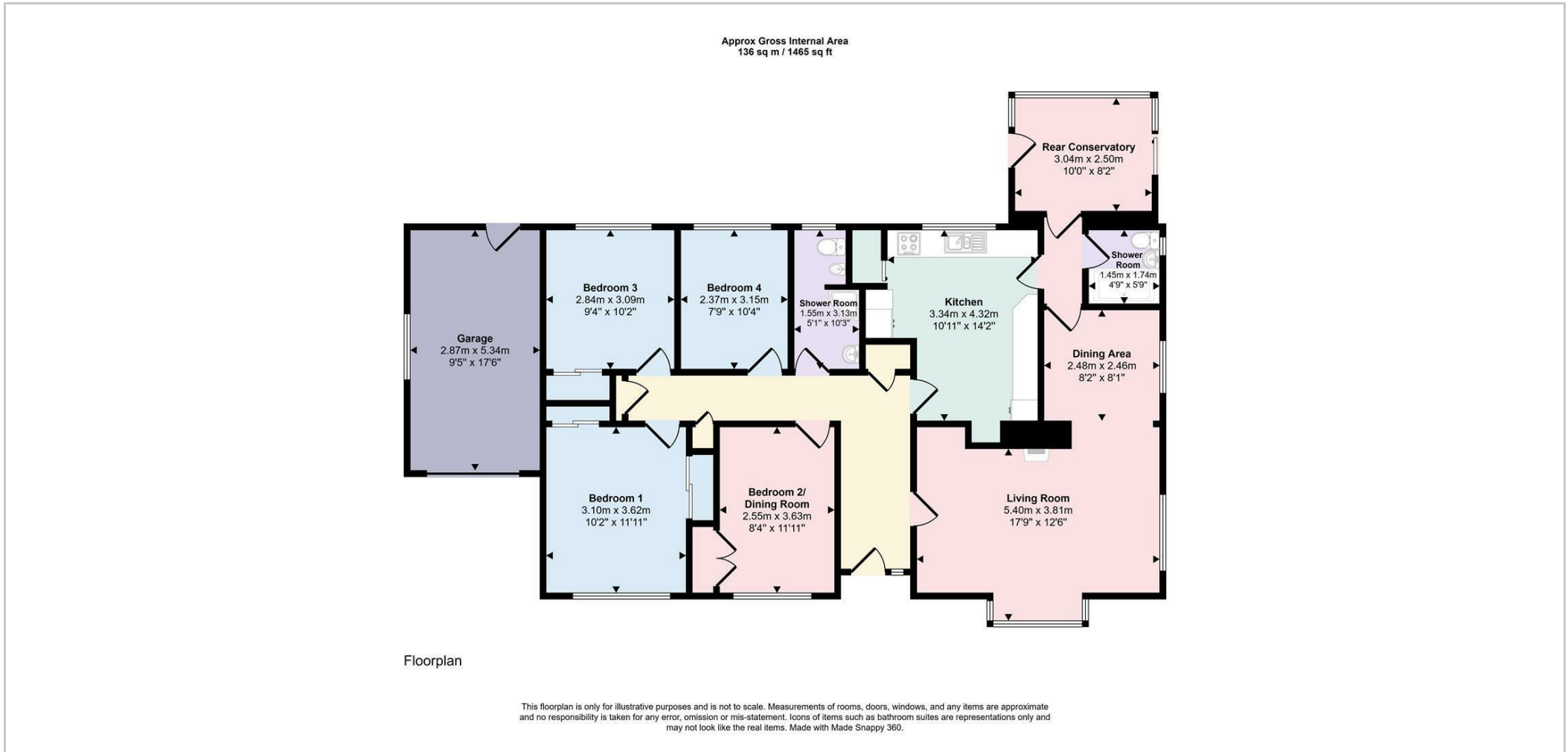
Please use the what 3 words app to locate the property using the reference [///cuts.raced.inflamed](https://www.what3words.com/cuts.raced.inflamed) this will take you directly outside the property. Please note the lane is a no through road and provides access to one other neighbouring property.







## Floor Plans



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  
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