



SAMUEL WOOD

6 Bridge Street, Clun, Craven Arms, SY7 8JP
Offers In The Region Of £195,000



6 Bridge Street

Clun, Craven Arms, SY7 8JP



- Grade II listed home dating back to 1619.
- Deceptively spacious accommodation over three floors.
- Country-style kitchen with dining space.
- Two additional attic rooms, perfect for a study, hobby rooms or storage space.
- Full of original features and historic charm.
- Prime position in the heart of Clun village.
- Character-filled living room with inglenook fireplace and wood burner.
- Two well-proportioned bedrooms.
- Rear garden with elevated views.
- Offered for sale with no onward chain.

Dating back to 1619 and originally serving as the village shop, this wonderful Grade II listed semi-detached property offers an exciting opportunity to own a piece of Clun's rich history. Full of character and original features although requiring a degree of updating, the accommodation is surprisingly spacious and must be viewed to be fully appreciated.

The ground floor comprises two welcoming reception rooms positioned either side of the entrance hall and both with original flagstones. The living room enjoys a inglenook fireplace with a Clearview wood-burning stove, creating a focal point, while large recessed windows provide attractive views towards Clun Bridge. Opposite, the dining room offers a charming entertaining space with evidence of a former fireplace, useful shelving and access to the first floor.

To the rear, the extended kitchen is flooded with natural light from its vaulted ceiling and Velux windows. The kitchen does require updating however the room features traditional terracotta tiled flooring and ample space for dining and lovely views over the garden. A useful utility room provides additional storage, plumbing for appliances and direct access outside.

The first floor offers two bedrooms overlooking the front of the property, with the principal bedroom benefitting from extensive built-in storage and a feature fireplace. A family bathroom completes the accommodation on this level, featuring a traditional roll-top bath and white suite.

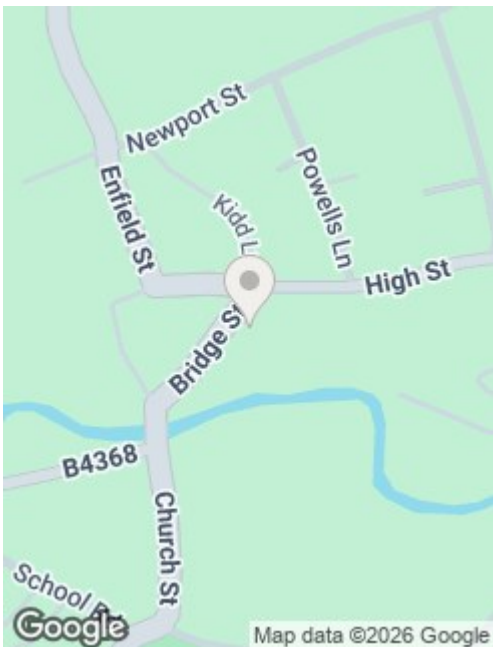
Occupying the second floor is a landing room with an adjoining room off, ideal as a study, hobby room, extra living space or additional storage space and both enjoying natural light from Velux windows.

Outside, the rear garden rises gently to provide elevated views and a wonderful sense of privacy. While currently overgrown, it offers fantastic potential for landscaping, with former pathways and raised beds creating the framework for a charming cottage garden. A garden shed and convenient side access further enhance the outdoor space.

A unique and characterful home in one of South Shropshire's most sought-after villages, offered for sale with no onward chain.







Directions

Please use the what3words app to locate the property using reference [///voices.oval.dusters](https://www.what3words.com/voices.oval.dusters) this will take you outside the property. Please note there is no official parking at the property however on street parking can be found close by.

Services: We understand that the property has Oil fired central heating, mains electric, mains water and mains drainage, EPC F.

Broadband Speed: Basic 19 Mbps, Superfast 80 Mbps

Flood Risk: High

Tenure: Freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000
Council Tax Band: D

Agent Note: The property has flooded in the past and some water damage is present in the living and kitchen areas. Prospective purchasers are advised to make their own enquiries regarding flood risk and insurance availability.

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.

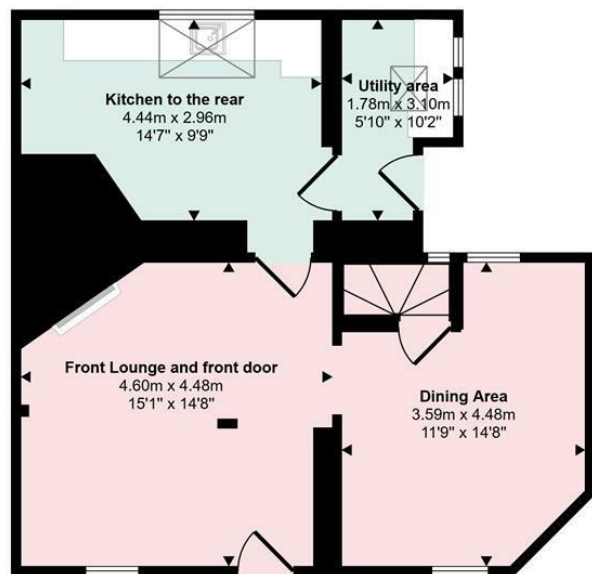
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, 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. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.



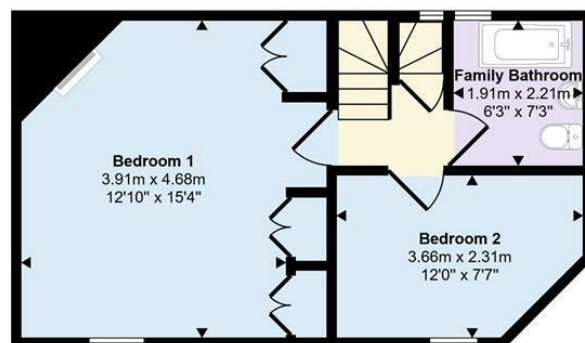


Approx Gross Internal Area
127 sq m / 1371 sq ft

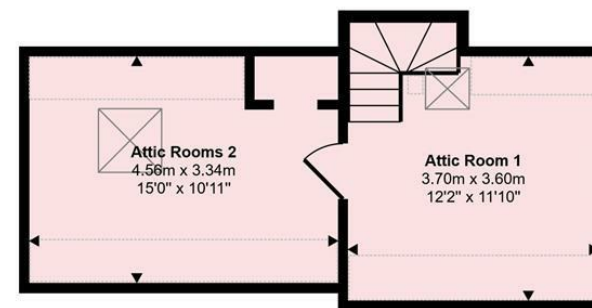


Ground Floor
Approx 59 sq m / 637 sq ft

Denotes head height below 1.5m



First Floor
Approx 38 sq m / 411 sq ft



Second Floor
Approx 30 sq m / 323 sq ft

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
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