SAMUEL WOOD

Alice Cottage, 3 High Street, Clun, Craven Arms, Shropshire, SY7 8JB

Offers In The Region Of £275,000

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3 1 2 E

- 3 bedroom link detached Grade II Listed house
- Just short of 1/5th of an acre plot
- Full of character throughout
- Located in popular and well serviced community
- Off road parking
- Internal inspection essential

This attractive Grade II Listed 3 bedroom link detached character home is situated in the popular small town of Clun, surrounded by beautiful South Shropshire countryside. Outside the property sits in approximately 1/5th of an acre of gardens to include off-road parking and within walking distance of the facilities that Clun has to offer. Accommodation full of charm and character benefiting from oil fired heating briefly includes: Entrance Hall, Living Room, sitting Room, Kitchen/Diner, Cloakroom, First Floor galleried Landing, Bathroom and 3 Bedrooms, two of which are interconnecting. No onward chain

The market town of Clun is renowned for its unspoiled natural beauty, historic architecture, and sense of community. The property benefits from easy access to a range of local amenities, including quaint shops, convenience store, cafés, tea rooms, traditional pubs, local schools, a doctors' surgery and hair salon.

Entrance Hallway

Having 2 windows to front elevation and vaulted ceiling

Cloakroom

Having suite in white of wc, wash hand basin with small window to front side

Living Room 17'4" x 13'10" (5.30m x 4.22m)

with flagstone floor, windows to both front and rear, ceiling timbers and extensive wall timbering, feature stone inglenook fireplace with a quarry tiled hearth and heavy beam over. Sitting here is a Clearview woodburning stove and a door into useful cellar and shelved cupboard.

Sitting Room 13'10" x 12'7" (4.22m x 3.84m)

Having sash window overlooking garden, ceiling beam, wall timbering and feature fireplace with wooden surround, small stove fitted sat on a quarry tiled hearth, period cupboard to either side of the chimney breast and shelved alcove.

Kitchen / Dining Room 19'10" x 15'8" (6.05m x 4.80m)

The dining area having ample room for large table and chairs and window to side elevation and large ceiling beam. The kitchen area fitted with a range of handmade units with wood block work surfaces, 1 1/2 bowl single drainer stainless steel sink unit. Planned space and plumbing for washing machine, dishwasher room for fridge. The Rayburn oil fired Range cooker is housed here and runs domestic hot water and radiators. There is then a large window overlooking the garden and door to garden. Further door into large pantry cupboard sitting underneath the stairs with shelving .

First Floor Galleried landing

Having access to roofspace and door into

Bedroom 1 17'4" x 16'7" (5.30m x 5.08m)

Window to frontage, exposed timbered features and heavy beams, feature fireplace with cast iron surround. Second staircase dropping down into Living Room. Interconnecting door into

Bedroom 2 15'5" x 14'2" (4.72m x 4.34m)

Having windows to rear and side elevations, exposed timbered features and double doors into wardrobe cupboard with hanging rail and shelf. Back off the landing door into

Bedroom 3 9'6" x 9'3" (2.90m x 2.84m)

Having large roof window to rear elevation with a nice view across the roof tops and surrounding hills and further window to front side.

Bathroom 9'3" x 6'2" (2.84m x 1.90m)

Outside

The property is approached onto a gravelled driveway which provides parking. The front garden with the property is enclosed by a stone wall and a mature hedge. Flagstone pathway leads to the front door and that garden has an array of mature trees and plants. Off the driveway gated access leads into the rear garden with fencing and trellis work with climbing plant and shrubs. There is an old tumbled down shed and pathway then continues into the rear garden. The rear garden is a hive of colour, extremely mature with a seating area right at the back of the cottage, this then leads out onto a lawned garden, interspersed with trees shrubs and plants. There is a small greenhouse and a mature silver birch tree, the bottom part of the garden there is a pergola with climbing plants and shrubs and gated access out of the rear garden. There is then a kitchen garden area which has been barked with low maintenance in mind with a second greenhouse, 4 raised vegetable beds and a further garden shed.

Agents Note

The property is linked to the neighbouring cottage by means of a single storey section.

Services
Mains electricity, mains water, mains drainage, oil fired heating via the Rayburn to the radiators, together with some open fireplaces and wood burners. Windows are a mixture of single and double glazing. Broadband Basic – 19 Mbps, Superfast – 80 Mbps, Ultrafast – 950 Mbps, Flood Risk – Very Low

Tenure
Freehold

Local Authority
Shropshire Council
Council Tax Band E

Viewings
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals
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Directions

Please use the what3words reference ///fruits.agents.rider which will take you to the property.

Floor Plans

Ground Floor

Floor area 71.2 m² (766 sq.ft.)

First Floor

Floor area 63.2 m² (680 sq.ft.)

TOTAL: 134.4 m² (1,446 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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