



POTTERSFIELD, NEWPORT STREET, CLUN, SY7 8JZ

OFFERS IN THE REGION OF £445,000

Wrights
Estate Agents
Established 1972

**POTTERSFIELD
NEWPORT STREET, CLUN
SY7 8JZ**

- Detached bungalow
- Two bedrooms
- Set in around three quarters of an acre of land
- Elevated location and amazing views
- Small town/village location
- Offers great potential for re-development subject to necessary planning permission(s)
- Oil fired central heating
- Double-glazing
- Viewing highly recommended
- No upward chain



2 x 

1 x 

1 x 

1 x 

Shrewsbury 27 miles

Ludlow 18 miles

Telford 33 miles

Church Stretton 17 miles

POTTERSFIELD

The Property is located in the heart of this south Shropshire town standing in around three quarters on an acre of garden and pasture. It overlooks the surrounding area towards Clun Castle and beyond to the hills.

This detached traditionally constructed bungalow dates from around the 1950s. It benefits from oil fired central heating and double-glazing.

There is a driveway leading to two large outbuilding, one timber built and one mainly corrugated iron.

Directions:

Take the B4368 road westbound from Crave Arms (off the A49) and continue through the villages of Aston-on-Clun, Clunton, and arriving in Clun.

As you enter Clun proceed past the fire station and take the second road on the right (Ford Street). Continue to the crossroads, turn left, and continue along Newport Street where the property lies towards the end of the road on the left hand side.

What3words directions: [///flatens.hails.tasteful](https://www.what3words.com/flatens_hails_tasteful)



THE TOWN OF CLUN

Clun lies towards the western end of the picturesque Clun Valley about 10 miles west from Craven Arms.

It is an attractive and historic small country town with good amenities; including shops, primary school, restaurants, inns, doctors' surgery, Church of St. George, and the town stands in the shadows of the remains of a Norman Castle.

Together with the river Clun, castle ruins, and medieval 'saddleback bridge, Clun is a busy thriving community and holds various festivals throughout the year.

Clun is set within the Shropshire Hills AONB (area of outstanding natural beauty) and is an ideal base for walking and other outdoor pursuits.

ACCOMMODATION

Glazed panelled front door to **ENTRANCE HALL** with fitted carpet, radiator, telephone point, and power point.

SITTING ROOM (4.5m x 4.1m approx)(14'7" x 13'4" approx) with fitted carpet, tiled fireplace with mantel, hearth, and open grate. Recessed floor to ceiling cupboards, radiator, telephone point, TV aerial point, two power points, front bay window with superb views, and patio style sliding door to the garden.



KITCHEN (4.1m x 3.3m approx)(13'4" x 10'8" approx) with fitted carpet, tiled fireplace with mantel hearth and coal fire. Recessed Cupboard, radiator, window, built-in three floor cupboards, laminate worktops, and double drainer stainless steel sink. Space and plumbing for washing machine and two power points

PANTRY with cold slab and window.

Small rear **ENTRANCE LOBBY** leading to the rear **ENTRANCE PORCH** with UPVC double glazed windows and door to garden. Internal cupboard housing the oil fired 'Myson' central heating boiler.





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ACCOMMODATION continued...

BEDROOM 1 (3.7m x 3.4m approx) (12'1" x 11'4" approx) with wooden boarded floor, window, radiator, recessed wardrobe, and two power points.

BEDROOM 2 (3.7m x 3.3m approx)(12'1" x 10'8" approx) with fitted carpet, radiator, window, and two power points.

BATHROOM with fitted carpet, window, part tiled walls, panelled bath with screen and overhead shower, and washbasin. Airing cupboard with hot water cylinder.

SEPARATE WC with quarry tiled floor, window, and WC.

TENURE We understand the Property is FREEHOLD

SERVICES We understand mains electricity, water and drainage are connected.

COUNCIL TAX Band 'C'

WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 0845 7500 500

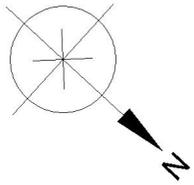
LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 0345 678 9000

VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.
Email: sales@wrightschurchstretton.co.uk



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

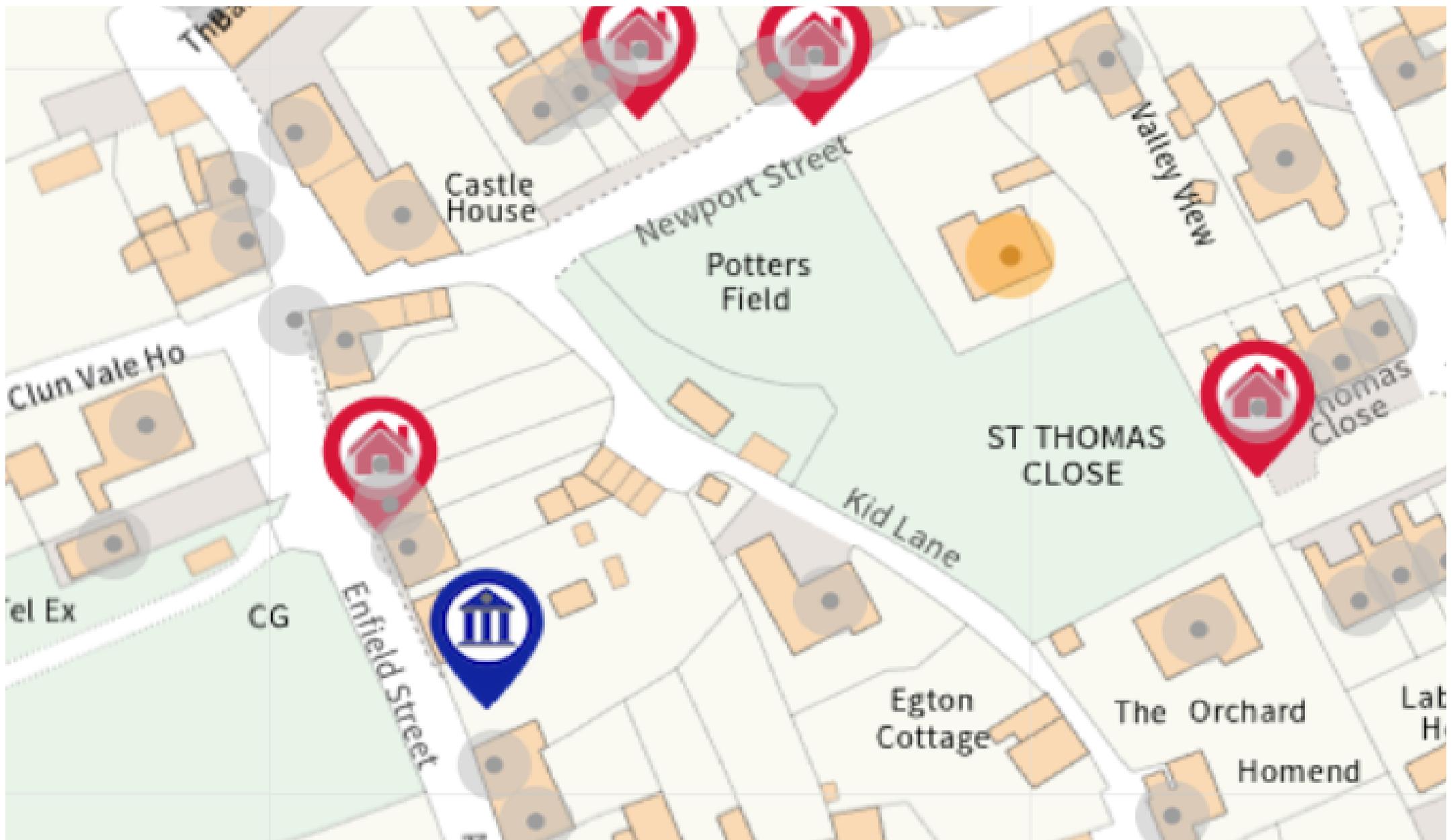


Total Floor Area 82 Sq m (880 Sq ft)

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Pottersfield
Newport St
Clun
SY7 8JZ6



PLEASE NOTE THAT THE MAPS AND BOUNDARIES ON THESE PROPERTY DETAILS ARE FOR GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON.

A what3words address to help you find this specific location: [///flatens.hails.tasteful](https://www.what3words.com/flatens.hails.tasteful)